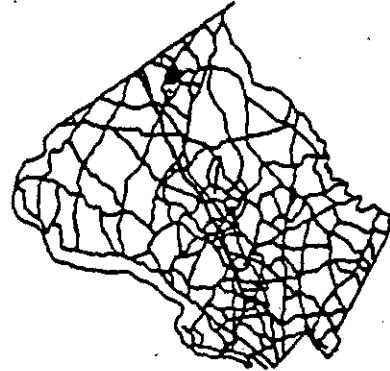




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item # 8
5/9/02



MEMORANDUM

DATE: May 2, 2002
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *JRD*
Development Review Division
FROM: Wynn E. Withans *WW*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Final Water Quality Plan and Site Plan Review
APPLYING FOR: Approval of 487 dwelling units (153 SFD, 202 TH's and 132 multifamily units) inclusive of 46 MPDU's on 77.61 acres
PROJECT NAME: Clarksburg Town Center Phase II
CASE #: 8-02014
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance

ZONE: RMX-2 Residential Mixed Use Center
LOCATION: Southeast of the intersection of Piedmont Road and Clarksburg Road
MASTER PLAN: Clarksburg Master Plan and Hyattstown Special Study Area, June 1994
APPLICANT: Terrabrooke Clarksburg LLC, Jim Richmond, Contact
FILING DATE: October 18, 2001
HEARING DATE: May 9, 2002

FINAL WATER QUALITY PLAN - STAFF RECOMMENDATION:

Approval of Final Water Quality Plan including the Stormwater Management Concept with conditions as stated within the April ... , 2002 memo from MCDPS in Appendix; including waiver of Chapter 49-35 through 49-43 of the County Code "Closed Section Roads in the SPA" as noted in the above memo.

Conditions of approval for the FWQ SPA will be supplied when the memo is available.

2

- Special Protection Area - Final Water Quality

- 2

(c) The Applicant will provide site grading, infield preparation and seeding of the replacement athletic fields on the approximately 8 acres of dedicated land at a time which insures that there will be no disruption in the continued use of the existing athletic fields prior to completion of the replacement athletic fields.

(i) In the event that dedication occurs when funds for the proposed school are shown in the CIP, Applicant will complete work on the replacement fields prior to the construction of the proposed school.

(ii) In the event that dedication occurs prior to funding for the school being shown in the CIP, then upon construction of Street "F", as shown on the revised preliminary plan, Applicant will commence work on replacement of the baseball field. In addition, if at Site Plan it is determined that there is sufficient earth material on site to construct both replacement fields, then Applicant will also rough grade and seed the replacement soccer field when construction of Street "F" begins. Area tabulations for the proposed park/school complexes to be submitted for technical staff review at Site Plan. Final grading plan for the park/school site to be submitted for technical staff approval as part of the Site Plan application.

c.2 Applicant shall acknowledge that there is sufficient earth material on site to construct both fields and agrees to construct the two fields upon commencement of construction of Street "F" referenced in the Preliminary Plan approval, or prior to construction of the proposed elementary school, whichever occurs first.

- i. The exact location and orientation of the fields to be coordinated with M-NCPPC staff.
- ii. The softball field to be full sized with foul lines of 290'.
- iii. The soccer field to be full adult size with dimensions of 360' by 220'.

d. Final details regarding the Park/School site shall be reviewed by staff and shall reflect the direction of the approved Preliminary Plan # 1-95042 and shall include input from the Parks Department, MCPS and the Applicant for the final design of the ball field and path layout, the metes and bounds survey of dedication prior to recordation, grading, access, storm water management facilities and any other issues as required.

e. There shall be no disturbance (or activity to cause them to be unusable) of the existing fields within Kings Local Park until the new fields are constructed. (Note: The applicant acknowledges there is sufficient earth work to build both ball fields and will do so.)

f. Applicant to construct paved hiker/biker trails in the following locations:

1. Along the east side of Overlook Park Drive from Stringtown Road to Clarksburg Road (Route 121). Per Phase I approval. This trail will be aligned to meet the Clarksburg Greenway Trail from the south side of Stringtown Road.
2. From the Clarksburg Greenway Trail along Overlook Park Drive to the Kings Local Park pond trails (two connections to the pond trail) - per Phase I approvals
3. Along the south side of Clarksburg Road from the pond area trails to the intersection with Piedmont - per Phase I approvals
4. Along the south side of Piedmont from Clarksburg Road to Street "F" - per phase one approvals
5. Along the west side of Street "F" from Piedmont to Main Street and continuing along Main Street to the Greenway Trail along Overlook Park Drive - within the right-of way per DPWT standards.
6. Trails are to be constructed to park standards when outside of right-of-way. Exact trail alignments to be coordinated with M-NCPPC and DPWT staff, and should be appropriately located and landscaped to maintain a park like setting while also fulfilling the need for safe, off road transportation in the area.

Stringtown Road and Clarksburg Road

4. Piedmont Road

- a. The applicant shall pursue the abandonment of the prescriptive right-of-way of Piedmont Road and Burnt Hill Road with Montgomery County prior to recordation of plats for these areas.
- b. *NO RECORDATION*
~~Building Permits~~ for the units located within the prescriptive right-of-way shall be withheld until County Council grants the approval of the abandonment request.
- c. Plats for the areas containing the prescriptive right-of-way shall contain a note stating construction of units located within the prescriptive right-of-way shall not be permitted to be built until the prescriptive right of way has been abandoned pursuant to Chapter 49 of the Montgomery County Code.
- d. A right-of-way exhibit identifying the affected lots shall be developed as an attachment to the Opinion.

5. MPDU's

In order to maintain an equitable balance of MPDU's, all units within Blocks EE and GG of Phase I Site Plan 8-98014 as shown in MPDU exhibit dated May 2, 2002 (attached) will not be constructed until the Planning Board approves a revision of those blocks (proposed to be resubmitted for approval).

6. Waivers requested and previously approved:
- Waiver of lots fronting on a public right-of-way Section 50-29-(A)(2) -(Staff recommends approval due to interconnecting grid of streets and it's limited use).
 - Waiver of closed section streets has been approved with the Project Plan.
7. Environment
- a. Record plats to reflect delineation of a Category I Conservation easement that includes the stream/wetland buffers and forest conservation areas, as shown on the site plan, that are not part of the park dedication area.
 - b. Final erosion and sediment control plans shall be submitted to Environmental Planning staff for review and comment prior to approval by MCDPS.
 - c. The Final Forest Conservation Plan must be approved and bonded prior to issuance of the sediment and erosion control permit.
 - d. The outfall from Pond #3, and any other stormwater management facility or storm drain outfalls which extend into the environmental buffer, shall be field located by applicant's representative, MCDPS, and MNCPPC Environmental Planning staff prior to approval of the stormwater management/sediment control permits by MCDPS.
 - e. MNCPPC Environmental Planning staff shall review and approve detailed design plans for any wetland mitigation sites within the environmental buffers prior to issuance of sediment control permits or authorization to clear and grade any of these facilities.

ISSUES RESOLVED AND IDENTIFIED DURING THE SITE PLAN REVIEW PROCESS

The Board has adopted guidelines for Park and Planning Department review of projects within SPA's. These guidelines focus on expanding wetland buffers, expanding and accelerating forest conservation opportunities, and limiting site imperviousness levels. They have been addressed by the site plan in the following manner:

BUFFERS – Stream buffers per the Environmental Guidelines and priority forest conservation areas have been protected with the exception of unavoidable intrusions to tie out grading from a few lots and on the park-school site. The intrusions occur in unforested areas and have been minimized. Mitigation for the impacts will be provided by 2:1 reforestation.

FORESTATION – All unforested stream buffers will be reforested using larger stock to minimize the time to canopy closure. A 5-year maintenance program is required to better ensure survival of the planting.

IMPERVIOUSNESS – Imperviousness within the town center far exceeds the level that is desirable in the headwaters of a sensitive watershed such as Little Seneca Creek. Maximum effort has been made to reduce the amount of imperviousness given the proposed development pattern. Hope for reducing the impact of the excessive impervious surfaces lies in providing extraordinary stormwater management facilities and BMP's for all runoff from these surfaces.

Park and School Site

The concepts for the combination of a Park/School were established in the Project and Preliminary Plan approval in 1995. Copies of those opinions are attached to the Planning Board's packets and are available to the public from the staff folders. Essentially, the Applicant shall build two ball fields for the Park and a SWM pond for the school. MCPS will have a site available to them for a school. The earlier approvals worked out the mechanics of the land transfer, the grading and other specifications for the construction of the Park's ball fields with the requirement that a grading plan be worked out by the time of Site Plan review.

In the course of site plan review, as the park/school plan was being developed, issues of concern have developed. A letter from MCPS is attached which recites their concerns with the current school site location due to the severe grading problems associated with the site. They are asking the Planning Board to require the applicant to provide engineered fill to compensate for the considerable elevation changes – 20 feet in some areas of the site.

With the Planning Board's concurrence, the final grading plan will be finalized after the Site Plan approval in order to work out grading and other details of the submittal listed in the conditions above.

Citizen Comments

Staff has not received any comments regarding the proposed site plan at this time. The citizens remain concerned about dark sky issues and provision of bike paths in general.

Piedmont Road

The right-of-way for Piedmont Road is a prescriptive right-of-way – never dedicated to public use but used as one for many years. The applicant has not yet perused the abandonment procedures required to take ownership of the road and develop it. The applicant will begin construction of the replacement to Piedmont Road - A-305, an arterial street that will connect in a loop around Clarksburg. Staff recommends that until the older prescriptive right-of-way has been abandoned and ownership of the land is taken over by the applicant, no building permits shall be released for construction of units that are affected by this alignment. The applicant has requested the ability to build units but not occupy them prior to the road abandonment. Both staff and the applicant agree that the applicant should be able to pursue site preparation activities prior to the abandonment.

Lighting and Landscaping

The applicant has received approvals to use a new light fixture in section of the site that have been previously approved and are under construction. It is hoped that this and other applicants may be able to use this light fixture in future sections. Staff is in the process of reviewing the light fixture and determine situation for it its use. A draft Clarksburg Streetscape plan and a streetscape working group are current venues for these discussions.

PROJECT DESCRIPTION: Surrounding Vicinity

Clarksburg Town Center is a neo-traditional subdivision that proposes residential and commercial development in blocks with street trees and sidewalks and open spaces. The headwaters of the Little Seneca Stream Valley create the basis of the open spaces preserved internally. The Greenway Trail will be along the edge of this Stream Valley and it will eventually connect to the north to Little Bennett Park and south to the remainder of many Clarksburg projects currently under review.

The proposed area is in the northeast quadrant of the entire site that extends from M-NCPPC Kings Local Park to the previously approved Phase I section, approximately mid way into the parcel. The northern boundary adjoins Piedmont Road beyond which is Burnt Hills Road and land zoned Rural Density Transfer and currently developed with SFD housing. An overhead power line extends beyond the property to the east from northwest to southeast.

Clarksburg Road bounds the site to the north. On the opposite side of the road is a vacant parcel possibly slated for a fire station. Further to the west, but still opposite the subject site, are three residential projects in various stages of development. Each of those projects are contributing to the reconstruction of Clarksburg Road on the north side, Clarksburg Town Center will make the improvements to the southern side as it adjoins their property and the Park School Site.

VICINITY MAP FOR

CLARKSBURG TOWN CENTER (8-02014)



Map corrected on October 16, 2001 at 11:41 PM | Site located on base sheet no. 22344473

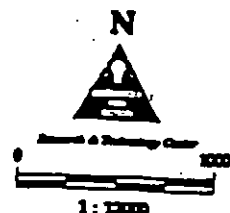
NOTICE

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Property lines are corrected by adjusting the property lines to topography created from aerial photography and should not be interpreted as exact surveys. Planimetric features were corrected from 1:50,000-scale aerial photography using stereo photographic methods. The map is created from a variety of data sources, and they may not reflect the most current conditions in any one location and may not be accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the most current map of the same area plotted at an earlier time on the same is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1999

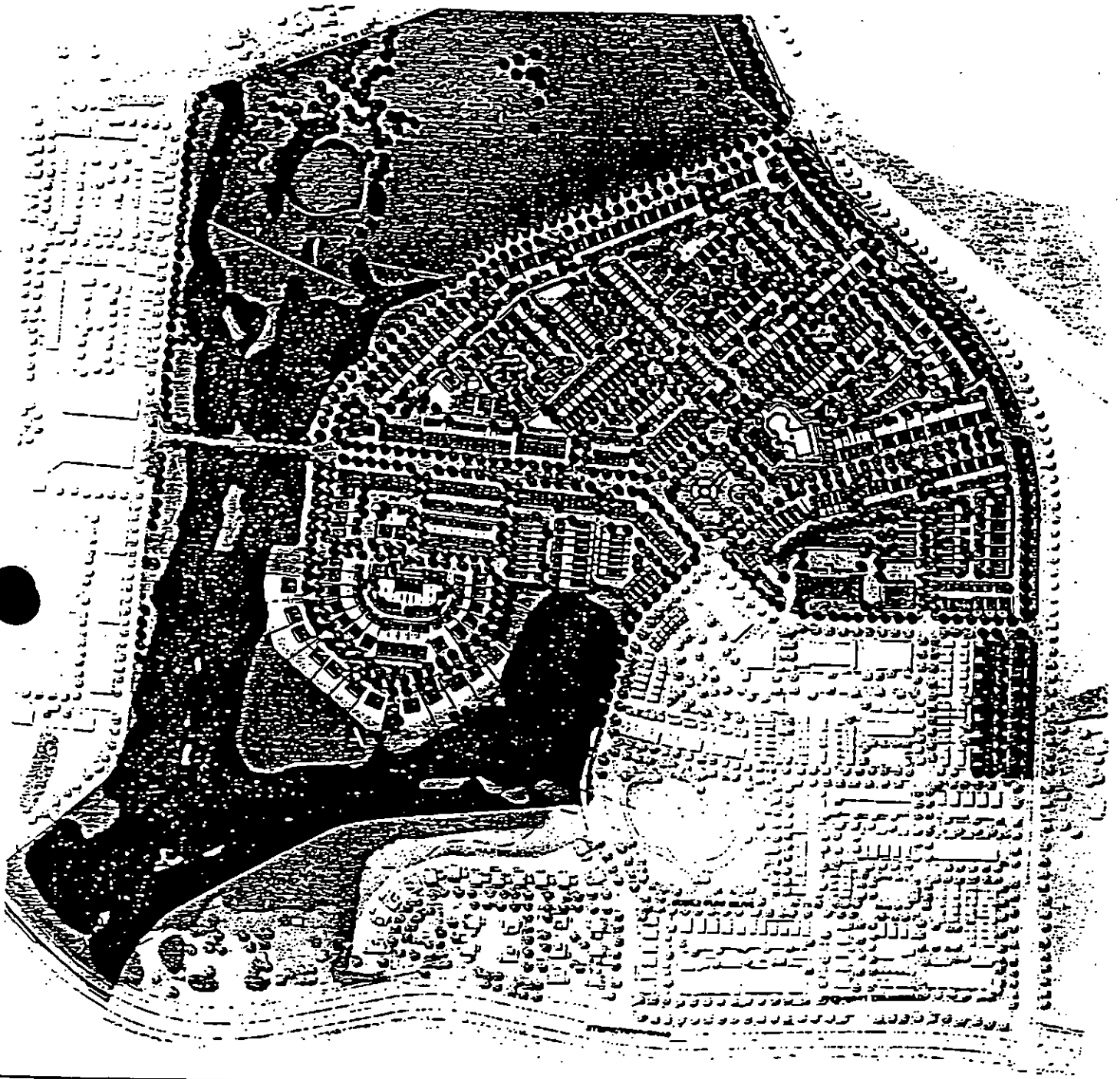
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
201 George Mason - Silver Spring, Maryland 20910-0470

Key Map



PROJECT DESCRIPTION:**Site Description**

The site is a former agricultural field that includes rolling hills and is upland of the Little Seneca Stream Valley tributaries. There is vegetation (trees and other hedgerow growth) in the low lying areas but no significant growth in the field areas. Piedmont Road is currently defined as a prescriptive right-of-way, defined by common use but not dedicated to the public as a right-of-way. The former alignment of Piedmont Road cuts into the proposed development area and the road will be relocated as A-305 as determined with the earlier approved Preliminary Plan.



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CLARKSBURG

OVERALL SITE PLAN
PHASE II



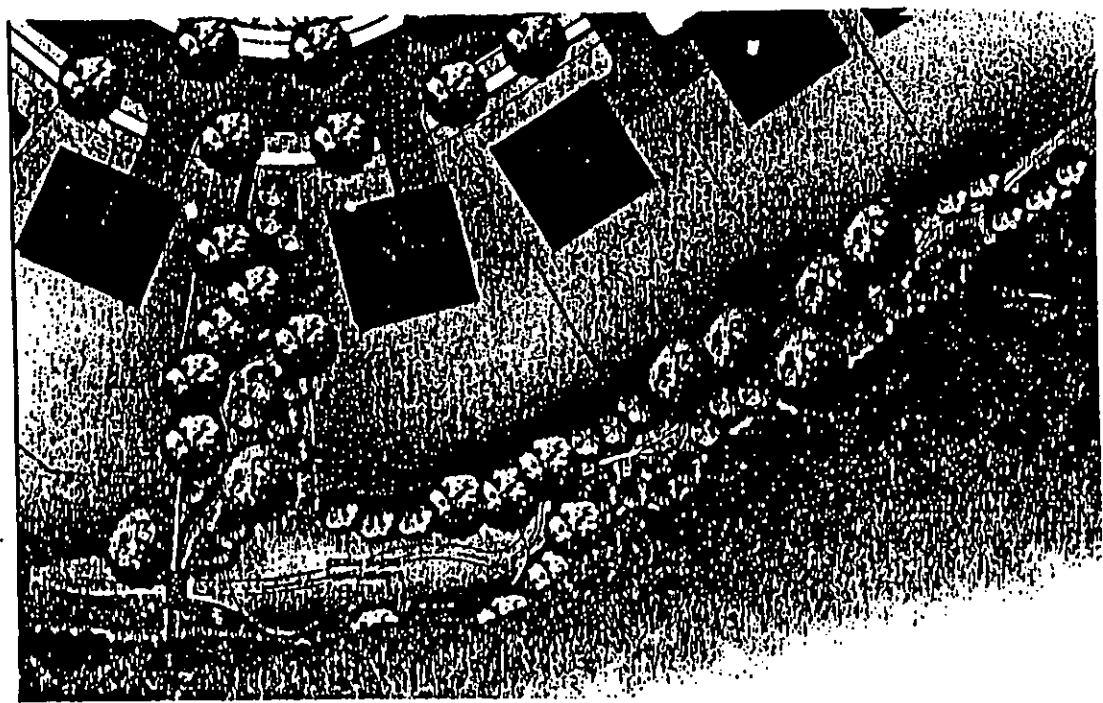
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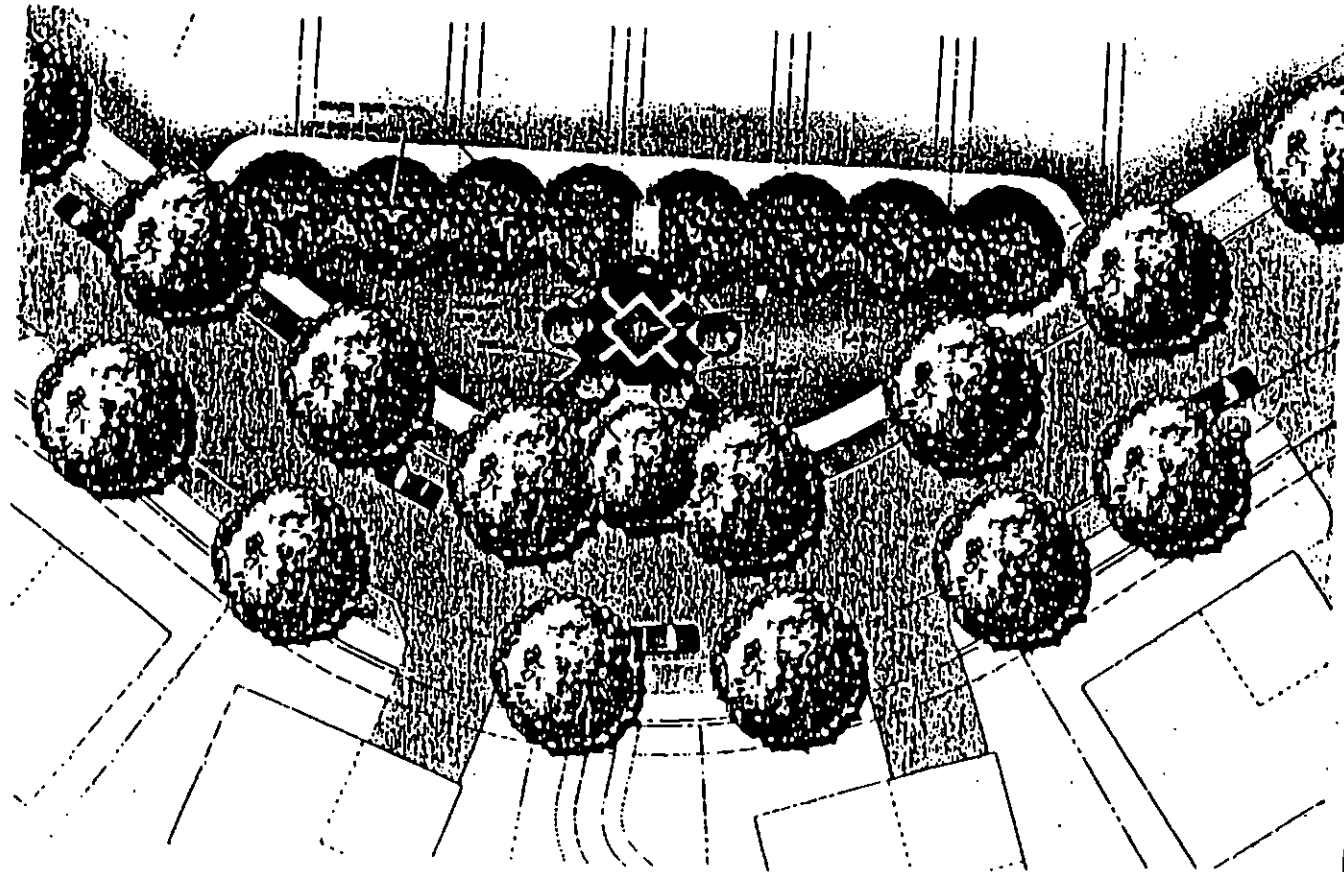
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DRY STREAM BED



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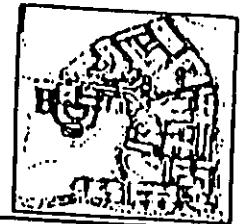
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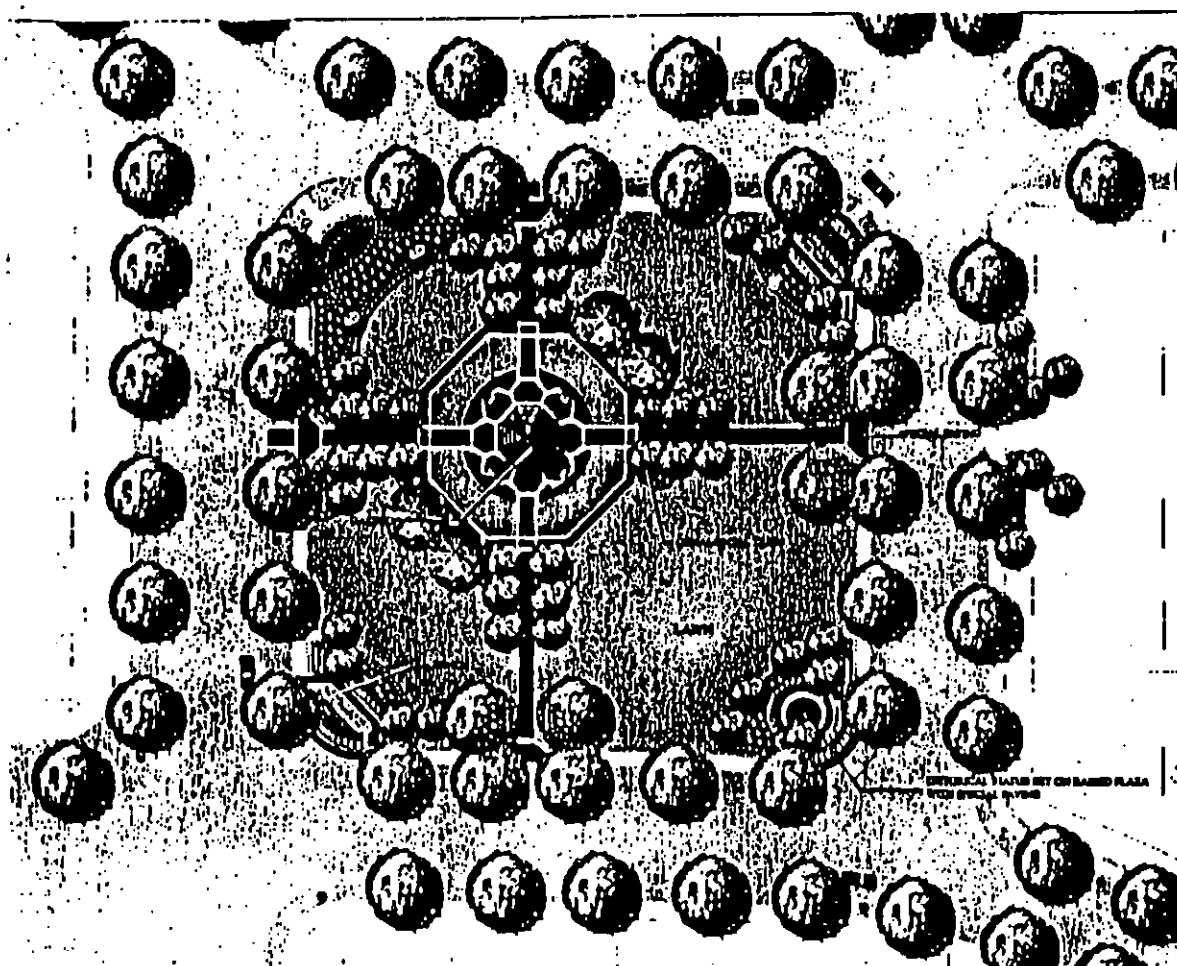
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SCENT GARDEN

April 1, 2003 LDI #3000114



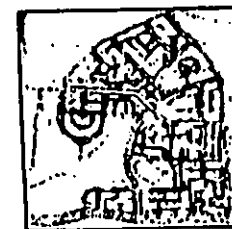
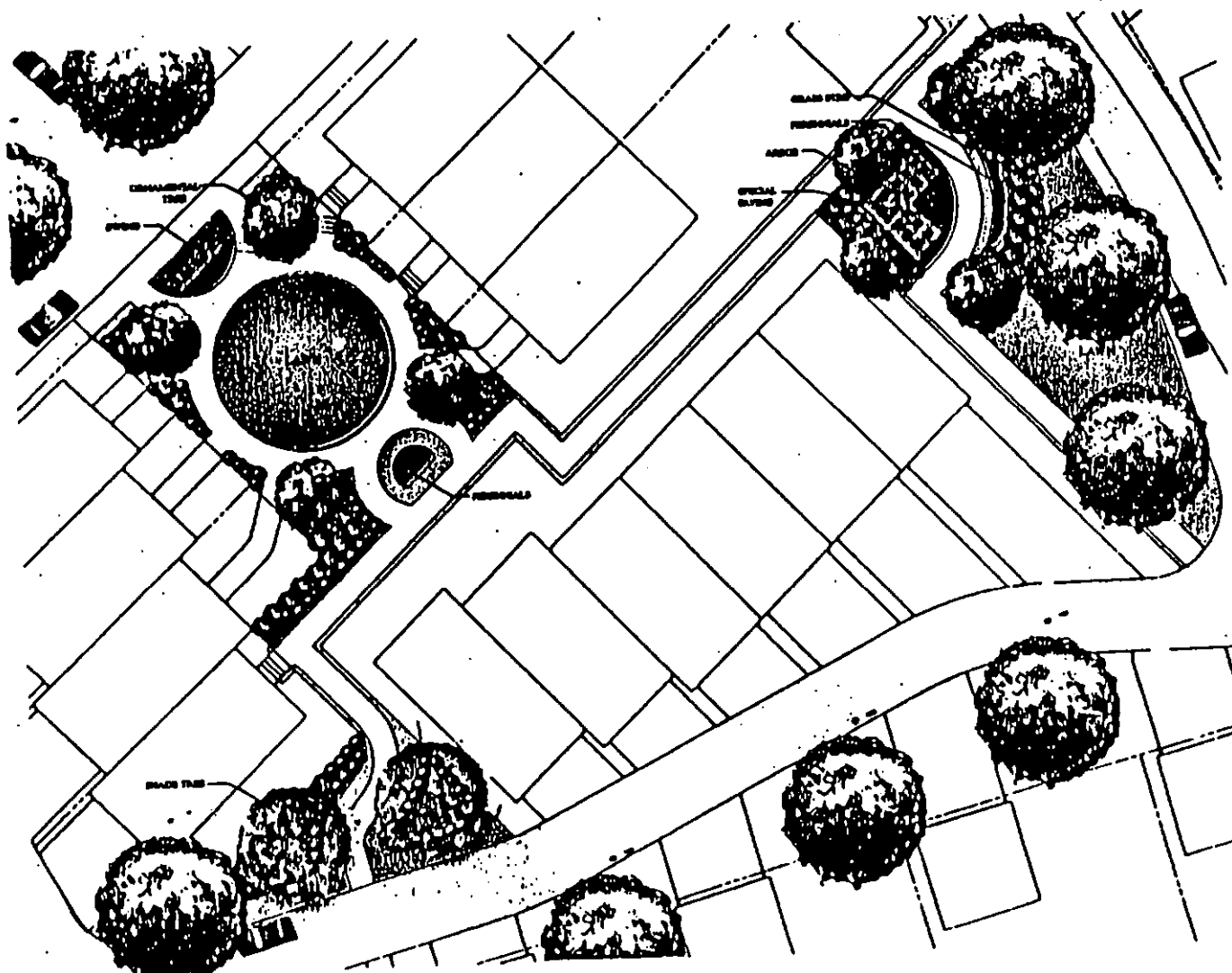
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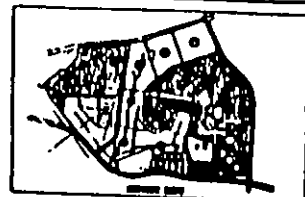
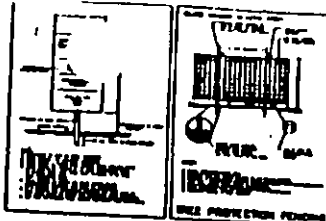


INTERIOR PLANT SET ON BARED PLAZA
FOR SPECIAL PLANTING

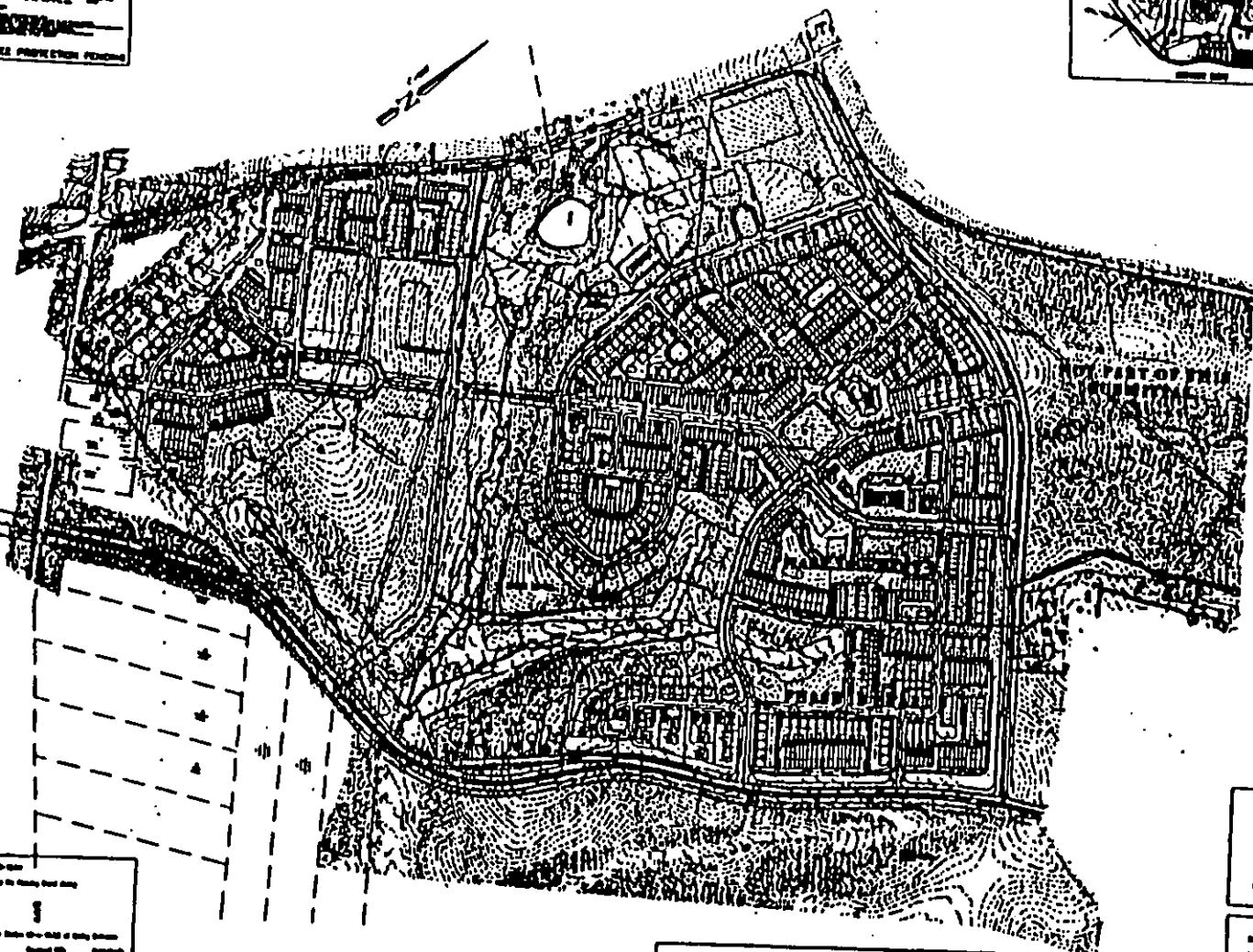


P-01





GRAPHIC SCALE
1:10,000



10-9

TABLE 1
BUILDING FOOTAGE BY TYPE AND DISTRICT

DISTRICT	TYPE	FOOTAGE
DISTRICT 1	Single-Family	1,234,567
	Multi-Family	2,345,678
	Commercial	3,456,789
	Industrial	4,567,890
DISTRICT 2	Single-Family	5,678,901
	Multi-Family	6,789,012
	Commercial	7,890,123
	Industrial	8,901,234
DISTRICT 3	Single-Family	9,012,345
	Multi-Family	1,012,345
	Commercial	1,123,456
	Industrial	1,234,567

TABLE 2
BUILDING FOOTAGE BY TYPE AND DISTRICT

DISTRICT	TYPE	FOOTAGE
DISTRICT 4	Single-Family	1,345,678
	Multi-Family	2,456,789
	Commercial	3,567,890
	Industrial	4,678,901
DISTRICT 5	Single-Family	5,789,012
	Multi-Family	6,890,123
	Commercial	7,901,234
	Industrial	8,012,345
DISTRICT 6	Single-Family	9,123,456
	Multi-Family	1,023,456
	Commercial	1,134,567
	Industrial	1,245,678

TABLE 3
BUILDING FOOTAGE BY TYPE AND DISTRICT

DISTRICT	TYPE	FOOTAGE
DISTRICT 7	Single-Family	1,456,789
	Multi-Family	2,567,890
	Commercial	3,678,901
	Industrial	4,789,012
DISTRICT 8	Single-Family	5,890,123
	Multi-Family	6,901,234
	Commercial	7,012,345
	Industrial	8,123,456
DISTRICT 9	Single-Family	9,234,567
	Multi-Family	1,034,567
	Commercial	1,145,678
	Industrial	1,256,789

TABLE 4
BUILDING FOOTAGE BY TYPE AND DISTRICT

DISTRICT	TYPE	FOOTAGE
DISTRICT 10	Single-Family	1,567,890
	Multi-Family	2,678,901
	Commercial	3,789,012
	Industrial	4,890,123

TABLE 5
BUILDING FOOTAGE BY TYPE AND DISTRICT


DISTRICT	TYPE	FOOTAGE
DISTRICT 11	Single-Family	5,901,234
	Multi-Family	7,012,345
	Commercial	8,123,456
	Industrial	9,234,567

TABLE 6
BUILDING FOOTAGE BY TYPE AND DISTRICT

DISTRICT	TYPE	FOOTAGE
DISTRICT 12	Single-Family	9,345,678
	Multi-Family	1,045,678
	Commercial	1,156,789
	Industrial	1,267,890



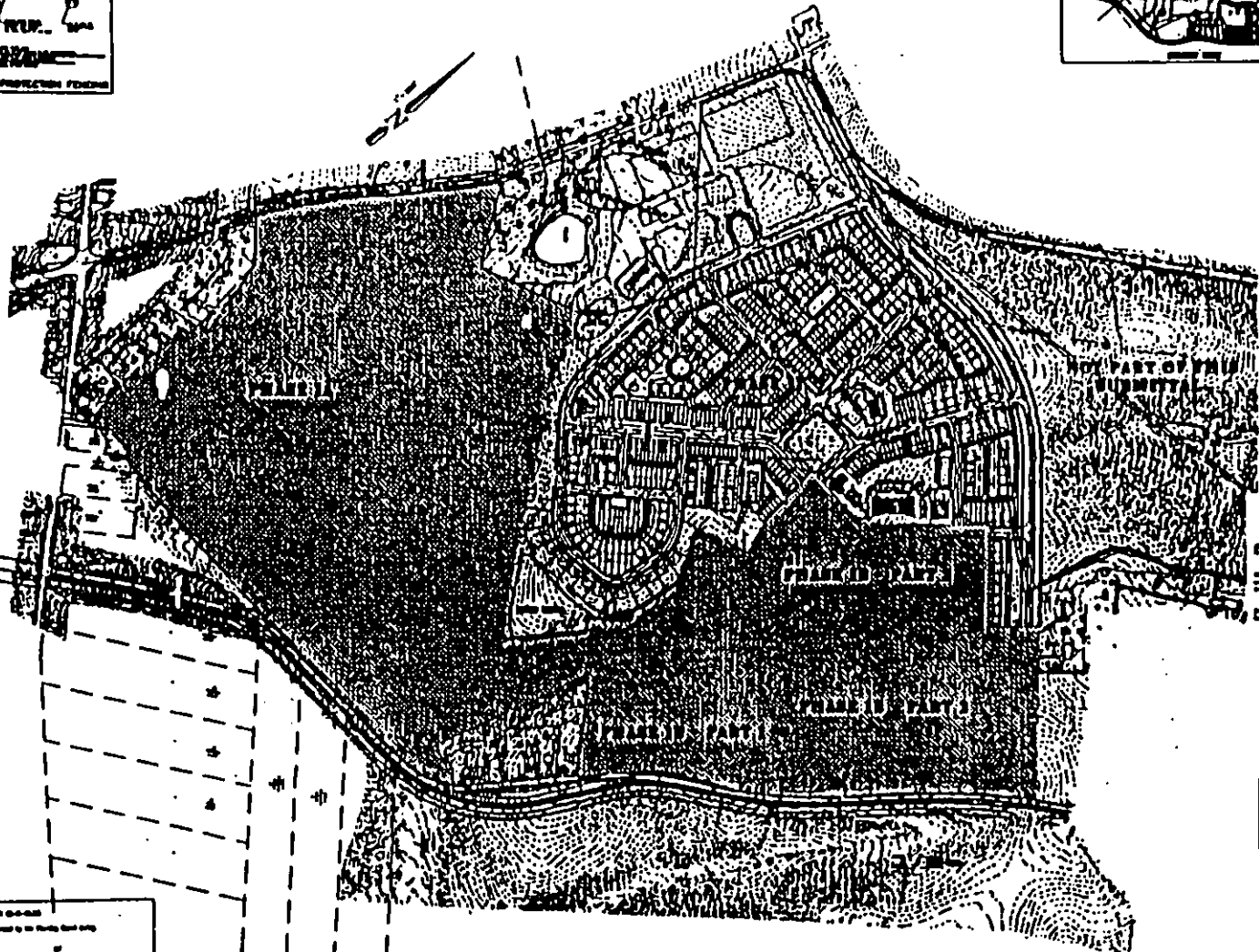
GRAPHIC SCALE



1 IN. = 100 FT.

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ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 11-19-2013 BY 60322



10-5

DEPARTMENT OF COMMERCE - COMMERCE						
Monthly Sales Report						
Sales by Month and Year						
Month	Year	Jan	Feb	Mar	Apr	May
1960	Jan	100	100	100	100	100
1960	Feb	100	100	100	100	100
1960	Mar	100	100	100	100	100
1960	Apr	100	100	100	100	100
1960	May	100	100	100	100	100
1960	Jun	100	100	100	100	100
1960	Jul	100	100	100	100	100
1960	Aug	100	100	100	100	100
1960	Sep	100	100	100	100	100
1960	Oct	100	100	100	100	100
1960	Nov	100	100	100	100	100
1960	Dec	100	100	100	100	100
1961	Jan	100	100	100	100	100
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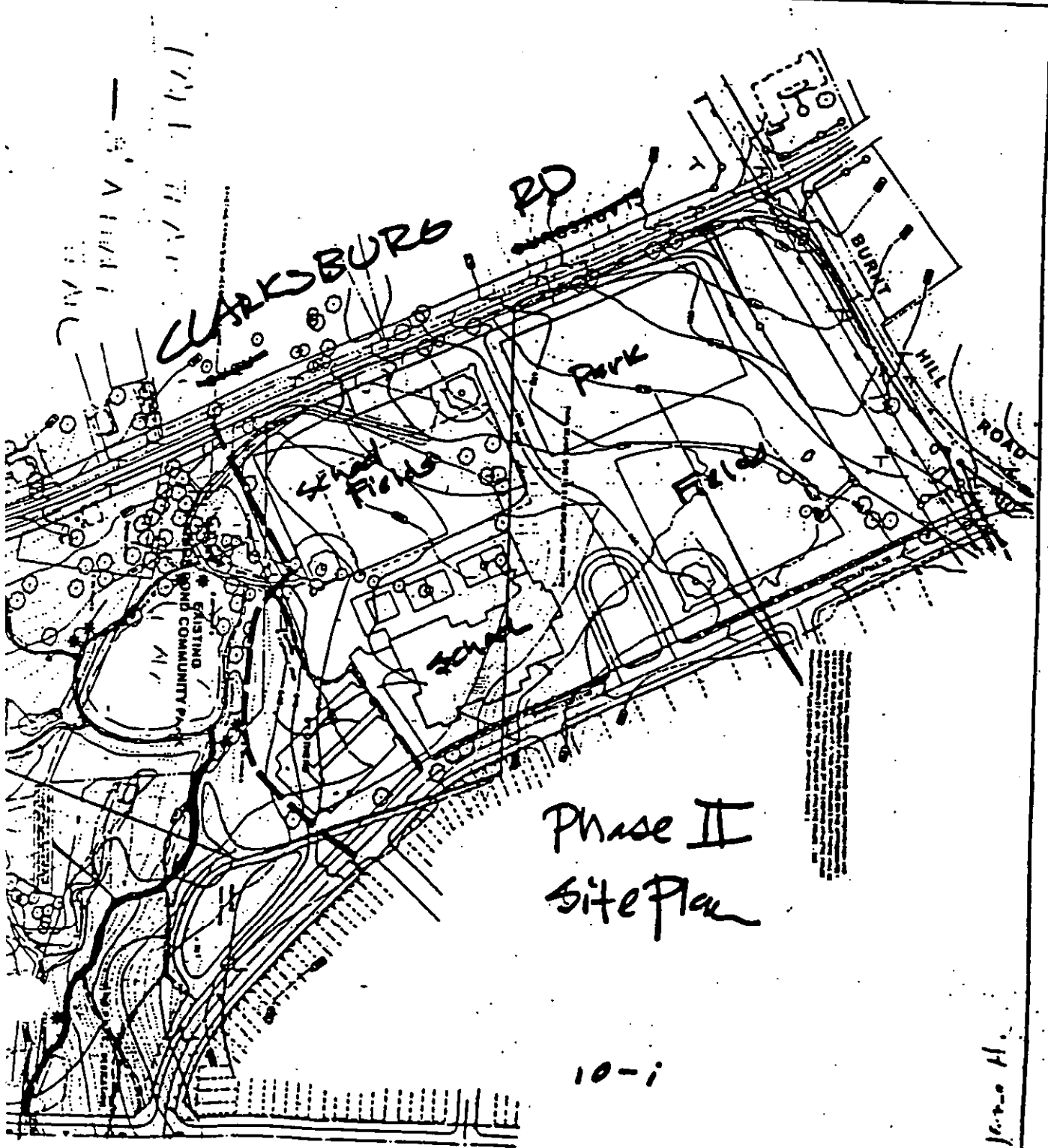
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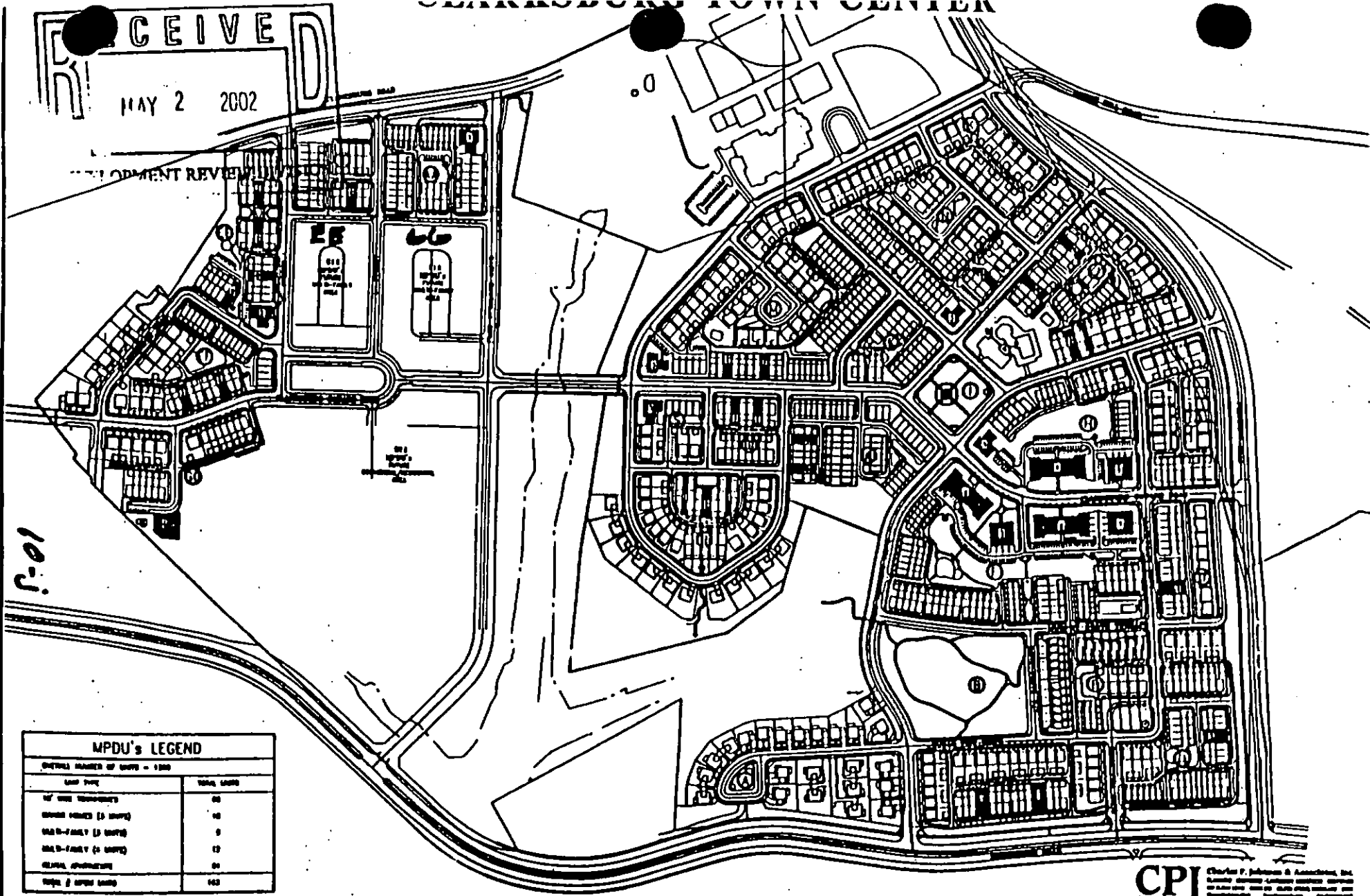
8-0254

Park/School Site



RECEIVED
MAY 2 2002

CHARLES TOWN CENTER



MPDU's LEGEND

DETAILS NUMBER OF UNITS = 1200

LAND TYPE	TOTAL UNITS
MPDU'S	100
HOUSEHOLD (2 UNITS)	10
MULTI-FAMILY (2 UNITS)	0
MULTI-FAMILY (2 UNITS)	10
RETAIL/INDUSTRY	0
TOTAL # MPDU UNITS	120

PERCENTAGE OF DEVELOPMENT # OF UNITS = 12.50

CPI Charles F. Johnson & Associates, Inc.
 A Division of
 1000 10th St.
 1000 10th St.
 1000 10th St.

MPDU LOCATION PLAN

B-2204

Proposal

Phase II of the Clarksburg Town Center includes housing arranged in blocks, a community center and "Village Green" on a hilltop and a park/school site. The units proposed include single family detached, townhouse and multifamily units are mixed within blocks and most are accessed via rear alleys with freestanding or integral garages. The multifamily units are developed in "Manor Houses" which look like one large house but actually contain 9-12 apartment/condo type units. The distribution of MPDU's are provided in a seamless fashion within the community in both townhouse and multifamily units.

Main Street extends from the Phase I Main Street area and creates a focal point of the community center and "Village Green." Most all of the units face all the streets or occasionally, an interior court. Service roads are located along the A-305 frontage so units face the surrounding arterials (part of the Project Plan approval). Unit rear yards that adjoin the site boundaries have been reviewed for noise levels and noise fences have been added where required.

Currently the plan shows most of the units with a detached garage at the alley line. Staff supports this configuration because it creates an enhanced definition to the alley that keeps the cars separated from the small yards behind each unit.

The alleys on site have been reviewed for efficiency and their attractiveness as a secondary entrance to each home. To improve the appearance of the alleys, the applicant has proposed accent paving for the driveway entrances to the garages, added landscaping where possible, has clustered garages to provide additional rear yard green space and provided individual lighting for each garage that provides shielded lights to reduce unnecessary light spill.

Landscaping for the project includes regularly spaced street trees, screen planting for side and rear yards, front yard planting for each unit and attractively landscaped courts and sitting areas located throughout the residential blocks. The "Town Square" focal point includes a gazebo and open space sitting areas, shade trees and attractively designed perennial and shrub beds. The lawn areas are graded so to allow for outdoor performances. The neighborhood commons have been designed with sitting and landscaped areas.

Streetscape lighting includes a variation of the "Hagerstown" light fixture. The fixture has been tentatively approved for use by DPW&T for use in Clarksburg Town Center Phase I and includes a solid cap that reduces upward light spill. Further review of the fixture is necessary to review the dark sky qualities and it's suitability for other projects within Clarksburg Town Center.

Green spaces are provided in localized neighborhood greens and in the stream valley areas adjacent the site. Storm water management facilities are scattered around the units and in the downhill areas towards the stream valley. Behind Block "A" a dry stream , developed with rocks and plantings, will handle run-off and create an attractive open space feature.

Parking has been provided on site for each townhouse and single family detached unit. The manor houses (the multifamily unit) will have off street parking in parking bays in the alleys

behind the units. Parallel parking is provided on all the public streets, where feasible, providing for visitor parking and extra resident parking.

PROJECT DESCRIPTION: Prior Approvals

Project Plan # 9-94004 was approved on May 11, 1995 and Preliminary Plan # 1-95042 was approved on September 29, 1995. Below is a synopsis of the earlier approvals and the way they have been addressed in the site plans.

PROJECT PLAN #9-94004 CONDITIONS	SITE PLAN RESPONSE
1. Density limited to 1,300 du; 150,000 sf of retail and 100,000 of office	Phase I - 768 du's approved Phase II - 463 units proposed
2. Transportation Improvements	Conforms to staging plan finally determined in the Preliminary Plan
3. Dedicate and Construct A-305 (Mid County Highway)	Dedication as required, prescriptive R.O.W. shifted to site boundary; construction phasing per Preliminary Plan
4. Dedication and construction of A-260 (Stringtown Road)	Dedication as required; construction phasing per Prelim Plan
5. Environmental Improvements prior to Prelim Plan	SPA Approval
6. Environmental Improvements: reduce disturbance to stream buffers, etc; identify SWM facilities at time of Prelim Plan within applicant's facilities	SPA approval; SWM concept approved
7. Park School: final concept plan and related terms and conditions to be finalized with Prelim Plan	Grading Plan under preparation to conform
8. Historic Preservation: Min width of ROW on Redgrave place; provide sewer easements; John Clark memorial space; provide ROW and moving expenses to move the historic house in the way of Main Street	Addressed in Phase I Site Plan
9. Compatibility to Church and adj residences in historic district	Addressed in Phase I Site Plan
10. Revised Street Layouts: Town Square Loop; Stringtown Road frontage; no access to elem school from Greenway Road; Revise access to A-305 at Burnt Hill Rd; use private drives next to A-305; receive waivers prior to SP approval	Phase I addressed Town Square Loop; Stringtown Road frontage; remainder addressed with Phase II site plan
11. Staging of amenities	Greenway amenities to be constructed with Phase I
12. Landscaping : Streetscape; buffer areas adj to arterials; SWM areas	On Site Plan
13. Maintenance by HOA	HOA established with Phase I Site Plan
14. Additional Access to A-260 and A-27	Provided in Phase I Site Plan

PRELIMINARY PLAN # 1-95042**SITE PLAN RESPONSE**

1. Density limited to 1,300 du; 150,000 sf of ail and 100,000 of office; Tran Memo of 5/26/95; record plat phasing sched	Site Plans conform; per earlier record plat phasing approval
2. FCP conformance	Per each site plan review and approval
3. Commercial area pond outside stream buffer	Per Phase I approval
4. Ag areas out of production	Prior to Phase I construction
5. Road dedications	As recorded
6. Dedication of Park School site with detailed provisions	Per Phase II site Plan - see discussion above in Issues Resolved During Site Plan Review
7. Applicant to enter into agreement to grades, etc ball fields	Per Phase II Site Plan
8. Record Plats to delineate conservation areas	Per Phase I and II record plats
9. No clearing or grading prior to SP approval	Borrow and storage areas approved by Planning Board at time of record plat phasing revisions
10. Final # and loc. of units at time of SP	Adjustments made as needed
11. Access and improvements as required	Per site plan per phasing plan
12. Conditions of MCDEP Memo of 7/28/95	Addressed in the FWQ Plan
13. Final # on MPDU's to be determined with site plan	Phasing schedule to be provided to Planning Board
14. Prelim Plan approval tied to Proj Plan	Site Plans follow conditions as determined
15. Other necessary easements	As required
16. Building Permit Schedule	SPEA to include
17. Validity Period	Site Plans Conform

ANALYSIS: Conformance to Master Plan

The earlier project plan approval # 9-9404 has established the plan conformance with the Master Plan. The land use, circulation and urban design objectives have been met.

Charles P. Johnson & Associates, Inc.

Planners Engineers Landscape Architects Surveyors

CPJ
Associates

g. MD

Frederick, MD

Fairfax, VA

May 02, 2002

Wynn Withans
MNCPPC
8787 Georgia Avenue
Silver Spring, MD

Re: Clarksburg Town Center
Phase II
8-02014

Dear Mrs. Withans, *Wynn*

On behalf of our client, Terrabrook we are requesting a waiver for lots fronting on a public right of way as required by the zoning ordinance. The lots in question are 39 and 40 Block N (as shown on our site plan) and they have access to both a private drive and private alley. It is our understanding that Montgomery Count DPS is requiring us to change the road in front of these units from a public to a private street, therefore creating this condition.

Thank you for your consideration in this matter.

Sincerely,

Lesley W. Powell
Lesley W. Powell

LWP/grw

W:\WPFILES\Lesley\WNCPPC-grw.mpd

ANALYSIS: Conformance to Development Standards for the RMX-2 Zone

PROJECT DATA TABLE

Development Standard	Permitted/ Required	Proposed
----------------------	------------------------	----------

Lot Area (ac.): 30 ac. 77.61 AC Phase II
270.16 AC Total CTC
parcel

Density (dwelling/acre):

Dwelling Units: 1,300 total 487 du

One-family detached
One-family attached Townhouse
Multiple-family
TOTAL
Moderately-priced DU's included (see
discussion ahead)

75 Phase I	153 Phase II
295	202
398	132
768	487
96	44

Min Green area outside of amenity area (total for site)
Min. W/in Commercial portion of site 15% n/a
Min. w/in residential portion of the site 50% 52.4%(40.68
(38.81 ac) Ac)
Building height: 4 stories 4 stories
Min. Residential Density 30 du/ac 11.9du/ac
(1,300 du/109.17 ac)

Min. Bldg Setbacks (ft.):
From One Family Zone
Commercial bldgs 100 ft. n/a Phase III
Residential bldgs 100 ft. n/a
From Any Street
Commercial bldgs n/a n/a Phase III
Residential bldg n/a 10 ft min*

Parking:

Total @ 2/du for TH & MF
(SFD pkg provided on lots)

668

668

264 off street
404 Garage

Standard

654

654

Handicapped-accessible

14

14

(On street parking not included)

* The Planning Board reviewed this setback during the Project Plan review and found that no setback is necessary per the approved Master Plan.

MPDU CALCULATIONS:

MPDUs required : 163 (12.5% of 1,300 units)

MPDUs provided: Phase I: 96 Phase II: 45 Subtotal: 141 MPDU's for
1,231 units or 11.45 %

With the approval of this Phase II Site Plan, the MPDU provision is slightly behind the number of units approved. To balance out the number of MPDU's with the number of units approved, a portion of units within Phase I are proposed to be delayed in construction. These 150 (approximately) units are identified as Block EE and GG on the MPDU Phasing Plan of May 2, 2002. These blocks are intended to be revised by the applicant in the future and returned to the Planning Board for re-approval. When the final section of Phase III retail and the residential and the revised Phase I residential uses are reviewed by the Planning Board the full measure of MPDU's will be supplied to the project.

RECREATION CALCULATIONS:

The recreations calculations have been re-assembled with the previously approved sections of CTC Phase I because of the contiguous nature of the development. The calculations do not diminish the earlier approvals as they are based on the same number of units.

RECREATION FACILITIES WORKSHEET

Clarksburg Town Center
Phases 1B1, 1B2, 1B3 & 2

DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE		D1	D2	D3	D4	D4
S.F. III	229	32.1	43.5	41.2	295.4	16.0
Townhouses	476	80.9	104.7	85.7	614.0	33.3
Garden/Multi-Family	230	25.3	32.2	27.6	271.4	36.8
TOTAL DEMAND	935	138.3	180.4	154.5	1,180.8	86.1

SUPPLY POINTS PER FACILITY

FACILITY		D2	D3	D4	D5	
Seating Areas	(31)	31.0	31.0	46.5	155.0	62.0
Mult-Age Play	(3)	27.0	33.0	9.0	21.0	3.0
Tot Lot	(2)	18.0	4.0	0.0	8.0	2.0
Open Play II	(2)	12.0	18.0	24.0	60.0	4.0
Swimming Pool	(1)	7.4	35.9	30.8	287.5	12.7
Wading Pool	(1)	20.1	8.8	0.0	57.5	4.2
Community Space	(1)	13.4	26.3	45.1	345.0	33.8
Indoor Fitness	(1)	0.0	17.5	15.0	230.0	12.7
Soccer Field	(1)	2.0	15.0	20.0	40.0	2.0
Baseball Field	(1)	2.0	15.0	20.0	40.0	2.0
Nature Trail		6.7	17.5	22.5	172.5	12.7
Nature Area		0.0	8.8	15.0	115.0	4.2
Bike System		6.7	17.5	22.5	172.5	8.4
Pedestrian		13.4	35.0	22.5	517.5	38.0
TOTALS		159.7	283.3	292.9	2,221.5	201.7

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with the approved Project Plan # 9-9404 approved May 11, 1995 for the optional method of development as required. See conformance analysis above.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The proposed layout of buildings and the arrangements of open spaces create a traditional neighborhood that orients building towards the tree and sidewalk lined streets and provides for common open areas to enjoy natural or more designed open spaces. The variety of buildings: single family detached and townhouses and multifamily, all add interest to the community and provide for a variety of living opportunities.

The MPDU's are truly mixed within the subdivision by type and location so they are a seamless part of the community. Recreation facilities are dispersed throughout the neighborhood and allow for a variety of recreational experiences.

The location of the Community Building and pool on the hilltop provides a focus for the community visually and functionally in its central location. A well designed gazebo and adjacent landscaped areas further promote the function of the civic space.

b. Open Spaces

Open spaces are provided within the development and in the adjacent stream valleys. Within the developed areas, the open spaces provide for sitting areas, walks, and buffers between development. In the stream valleys, the open spaces are used for mitigation of environmental impacts, recreation, buffering of environmentally sensitive areas, and forest preservation.

Stream Buffers

Stream buffers per the Environmental Guidelines have been protected, with the exception of unavoidable minor intrusions to tie out grades from a few of the houses and on the park-school site. These intrusions have been minimized and mitigation for the impacts is required. None of the impacted stream buffer areas are currently forested, but all will be reforested.

Stormwater Management

Stormwater management is provided by several on-site water quantity and quality facilities which have been required as part of the review and approval of the SPA Water Quality Plan. Water quality control will be provided by an extensive series of Best Management Practices (BMP's) including; sand filters, bioretention, clean water recharge; and grass swales. These facilities are linked together with the quantity control facilities that consist of two dry ponds. A portion of Phase II also drains to the wet pond that was approved in the Phase I site plan. The linked stormwater management facilities provide extraordinary and redundant stormwater management controls.

Noise

Significant noise impact affecting exposed rear yards of houses along A-305 have been mitigated to the extent feasible by noise fencing. Interior noise levels within all of the units along this roadway will be addressed by appropriate building design and construction.

c. Landscaping and Lighting

Landscape design for the project includes regularly space street trees, foundation planting, open area buffer planting and alley planting. The landscaping on the site creates attractive street to encourage walking and it creates an attractive setting for the units. The public open spaces (play and sitting areas, the central open space) are developed with extensive landscaped areas and each garden has a design theme to enhance its character.

Lighting for the plan includes a new light fixture - the Hagerstown fixture- has been approved on a pilot basis in other section of Clarksburg. The light fixture is consistent with use in residential area and darks sky concerns. Staff supports the applicant's desire to gain approvals from DPS to use this fixture throughout the project. The alleys will include individual light fixtures on each garage to maintain low levels of light.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above.

e. Vehicular and Pedestrian Circulation

The street connections to the site are in accordance with the approved Preliminary Plan, and the layout provides a grid for an interconnected vehicular system.

Pedestrian paths and sidewalks follow the street system and create a similarly efficient vehicular system. The adjacent and integral park system includes a bike system that creates bike connections alongside the Greenway Trail and connects to Little Bennett Park. Bikepaths are on the Clarksburg Town Center side of Piedmont Road and Clarksburg Road and provide a seamless system of bike transport for commuting and recreation.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The buildings are compatible to each other in their orientation to the street and similar massing and patterns. The housing proposed is similar to other housing projects in the area - it was the first project to receive approvals and begin construction and has set the tone for the area.

Buffers have been provided along road frontages, behind visible building rear yards as required.

The activity associated with the proposed residential and recreations uses will not cause any negative effect on surrounding residential and agricultural land uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest Conservation requirements for this phase of the development include preservation of existing forest within and adjacent to the greenway, and reforestation of the unforested stream buffer areas on the entire site. The forest conservation areas will be protected either by park dedication or Category I conservation easement. In addition to the reforestation required by the law, reforestation is required to mitigate for encroachments into the stream buffers with grading as mentioned above. This reforestation will be provided at a rate of two times the areas of encroachment.

APPENDIX

- A. Standard conditions dated October 10, 1995
- B. MCPS Letter 5/2/02
- C. EPD Memo 5/2/02
- D. MCDPS Memo 5-02-02
- E. Waiver request 5/2/02
- F. Parks Memo 5/0202

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Streets tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - 6) Coordination of each section of the development and roads.
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to reference applicable road construction phasing and park/school agreements.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers at least 150 to 240 feet wide as shown on the site plan.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Forest Conservation areas.
 - e. Location of stormwater facility and storm drain outfalls away from forest preservation or other environmentally sensitive areas.
 - f. Conditions of DPS Final Water Quality and Stormwater Management Concept approval letter.

- g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - h. The development program inspection schedule.
 - i. Category I conservation easement and park dedication boundary.
 - j. Streets trees as shown all public streets.
 - k. Centralized, screened trash areas for all multi-family and one-family attached units except townhouses.
 - l. Details for and location of noise fencing to attenuate current noise levels to no more than 60 dBA Ldn for the outdoor back yard area of homes with side yards facing A-305.
-
- 3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
 - 4. No clearing or grading prior to M-NCPPC approval of signature set of plans. *pending*



850 Hungerford Drive • Rockville, Maryland • 20850-1747
Telephone (301) 278-3425

May 2, 2002

Mr. Arthur Holmes Jr., Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Mr. Holmes:

Re: Clarksburg Town Center – Site Plan 8-02014 Phase 2

This is to comment on the referenced site plan as it concerns the future elementary school that is to be dedicated to the Board of Education.

We appreciate the recent efforts of M-NCPPC staff and the developer to address our concerns of storm water management, forestation and grading. The developer has agreed to enlarge the storm water management facility to serve the school and configure the property lines to separate it from the future school site. Forestation areas are to be provided off site by the developer. The developer has also agreed, and M-NCPPC concurred, that grading near the existing pond will be modified to provide more buildable area on the school site.

However, we are still concerned about the extensive grading that will be required to make the site a buildable one. Our concerns focus on two grading areas, the adjacent ballfields and the school site itself.

Adjacent ballfields

Current plans call for the construction of two ballfields that will be dedicated to the M-NCPPC. Plans call for a ten-foot grade difference between these fields and the school property, necessitating the construction of a retaining wall. Montgomery County Public Schools requests that as a condition of the site plan approval, the applicant be required to re-configure the ballfields, locating them further from the school property line, or if this is not feasible, construct an adequate retaining wall to accommodate the difference in grade.

Grading of school site

In developing Terrabrook, the final grades are such that in order to build the school, including the playgrounds, driveways and parking areas, approximately 20 -23 feet of fill dirt will be required across the bulk of the property. This is an unacceptable additional expense and constitutes a condition of excessive grading. In fact, the Montgomery County Council has in the past directed the Board of Education to ensure that any proposed dedicated school sites are usable and will not require major expense to develop. Since

Department of Facilities Management
7381 Calhoun Place – Suite 400
Rockville, Maryland 20855

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

May 2, 2002

MEMORANDUM

TO: Wynn Witthans
Development Review Division

FROM: Cathy Conlon *CAC*
Countywide Planning Division-Environmental Planning

SUBJECT: Clarksburg Town Center, Phase II - Site Plan No. 8-02014

Recommendation

Environmental Planning staff have reviewed the above-referenced plan and required Water Quality Plan. We recommend approval of the Water Quality Plan with the conditions of the MCDPS memo, and approval of the site plan with the following conditions:

1. Development Program to include a phasing schedule as follows:
 - a. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - b. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - c. Phasing of site clearing and grading to minimize soil erosion.
 - d. Phasing of stormwater management and forest planting.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers at least 150 to 240 feet wide as shown on the site plan.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Forest Conservation areas.

2. The exact location and orientation of the fields to be coordinated with M-NCPPC staff.
3. The softball field to be full sized with foul lines of 290 feet.
4. The soccer field to be full adult size with dimensions of 360' by 220'."

- Applicant to construct paved hiker/biker trails in the following locations:

- a. Along the east side of Overlook Park Drive from Stringtown Road to Clarksburg Road (Route 121). This trail will be aligned to meet the Clarksburg Greenway Trail from the south side of Stringtown Road.
- b. From the Clarksburg Greenway Trail along Overlook Park Drive to the Kings Local Park pond trails (two connections to the pond trail).
- c. Along the south side of Clarksburg Road from the pond area trails to the intersection with Piedmont.
- d. Along the south side of Piedmont from Clarksburg Road to Street "F".
- e. Along the west side of Street "F" from Piedmont to Main Street and continuing along Main Street to the Greenway Trail along Overlook Park Drive.

Trails are to be constructed to park standards. Exact trail alignments and widths to be coordinated with M-NCPPC and DPWT staff, and should be appropriately located and landscaped to maintain a park like setting while also fulfilling the need for safe, off road transportation in the area.

May 2, 2002

the applicant was not required to complete a final grading study until site plan, this condition was not known at preliminary plan.

As stated in the Montgomery County Code, Section 50-30 (d and e):

"Unless the applicant agrees to pay for additional site preparation costs, a site may be refused as unsuitable because of natural features if site preparation work for the intended public use will require significant excavation of rock, excessive grading or the grading steep slopes, remedial environmental measures or similar work."

"... if the Board finds that the same can be lessened by a rearrangement of lots and streets or other platting devices, the board may require that the subdivision be so rearranged..."

MCPS requests that as a condition of site plan approval, the applicant provide adequate engineered fill for the building and rough grade the remainder of the school site to allow school construction at reasonable cost. Alternatively, if this cannot be done, MCPS will consider another site within the subdivision.

Thank you again for your cooperation and assistance. If you need additional information, please contact me at 301-279-3131 or Mary Pat Wilson, site administration specialist at 301-279-3009.

Sincerely,



Janice Turpin
Real Estate Management Team Leader
Department of Facilities Management

JMT:mpw

Copy to:

Mr. Hawes
Mr. Burke
Mr. Shpur
Mr. Davis
Ms. Witthans
Ms. Schmieler



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: June 17, 2002
SITE PLAN REVIEW #: 8-02014
PROJECT NAME: Clarksburg Town Center Phase II

Action on Final Water Quality Plan: Approval subject to conditions. Motion was made by Commissioner Bryant and seconded by Commissioner Robinson, with a vote of 4-0, Commissioners Bryant, Robinson, Perdue and Wellington voting for. Commissioner Holmes was necessarily absent.

Action on Site Plan #8-02014: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Robinson, with a vote of 4-0, Commissioners Holmes, Bryant, Robinson, Perdue and Wellington voting for. Commissioner Holmes was necessarily absent.

The date of this written opinion is June 17, 2002, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before July 17, 2002 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed this Site Plan shall remain valid for as long as Preliminary Plan #1-95042 is valid, as provided in Section 59-D-3.8

On May 9, 2002, Site Plan Review #8-02014 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

The Site Plan is consistent with approved Project Plan #9-94004 for the optional method of development;

- 1. The Site Plan meets all of the requirement of the RMX-2 zone, and is consistent with an urban renewal plan approved under Chapter 56;*
- 2. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
- 3. Each structure an use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
- 4. The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
- 5. The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

Therefore, the Montgomery County Planning Board **APPROVES** the Final Water Quality Plan for Site Plan # 8-02014 subject to the following conditions:

1. Conformance to the conditions as stated in the May 9, 2002 Department of Permitting Services letter approving the Final Water Quality Plan, attached.

Therefore, the Montgomery County Planning Board **APPROVES** Site Plan #8-02014, which consists of 487 dwelling units (153 SFD, 202 TH's and 132 multifamily units) inclusive of 46 MPDU's on 77.61 acres subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Park and School Site
 - A. Per the MCPS Memo of May 2, 2002, attached, the applicant shall provide adequate engineered fill and retaining walls if necessary, for the site and will rough grade the remainder of the school site to allow for school construction at a reasonable cost. Storm water management facilities shall accommodate the MCPS site and shall be located off the MCPS /park site. The forest conservation plan for the MCPS school site is provided for elsewhere within the Clarksburg subdivision.

Within 90 days after the date of the planning board's opinion, the applicant shall provide MCPS with a proposed grading plan for the school site to allow for school construction. Where appropriate, the grading plan may incorporate changes in elevation to accommodate a two-story walkout school building.

MCPS shall have 90 days to review the proposed grading plan and provide comments to the applicant. The final grading plan shall be reviewed by planning board staff and approved prior to completion of the signature set. The signature

set may include 2 phases – one phase will include the entirety of the Park/School Site and the adjacent road and the confronting units. The second phase shall include the remainder of the units in Phase II. The Applicant, MCPS and Planning Board staff shall work to resolve any remaining site grading issues. The matter can be brought back to the Planning Board for discussion if there are any unresolved issues.

- (a) Alternatively, if this cannot be done, MCPS will consider another site within the subdivision pending revision of the applicable Preliminary and Project Plans. (Memo attached)
- (b) M-NCPPC Parks Department shall review and approve all final path locations in the site. Any path that may serve, as a substitute for a public sidewalk shall be reviewed by DPWT.

B. Regarding the ball fields, the plan shall be consistent with condition # 6 of Preliminary Plan 1- 95042 as follows:

Dedication of the proposed park/school, as shown on the Applicant's revised preliminary plan drawing, is to be made to M-NCPPC. In order to facilitate the implementation of the combined park/school facilities, the following provisions apply:

- (a) M-NCPPC and the Applicant will enter into an agreement specifying that an exchange of land, identified as areas "B1" and "B2" on the park/school concept drawing set out on Circle Page 49 of the Preliminary Plan staff report, attached, will occur prior to the execution of the Site Plan Enforcement Agreement.
- (b) Dedication of the approximately 8 acre area, identified as area "A" on the same park/school concept drawing identified above, will occur either at the time of recordation of the plats for the adjacent phase of the project or at such time as funds for construction of the future elementary school are added to the County CIP, whichever occurs first.
- (c) The Applicant will provide site grading, infield preparation and seeding of the replacement athletic fields on the approximately 8 acres of dedicated land at a time which insures that there will be no disruption in the continued use of the existing athletic fields prior to completion of the replacement athletic fields.
 - (i) In the event that dedication occurs when funds for the proposed school are shown in the CIP, Applicant will complete work on the replacement fields prior to the construction of the proposed school.

- (ii) In the event that dedication occurs prior to funding for the school being shown in the CIP, then upon construction of Street "F", as shown on the revised preliminary plan, Applicant will commence work on replacement of the baseball field. In addition, if at Site Plan it is determined that there is sufficient earth material on site to construct both replacement fields, then Applicant will also rough grade and seed the replacement soccer field when construction of Street "F" begins. Area tabulations for the proposed park/school complexes to be submitted for technical staff review at Site Plan. Final grading plan for the park/school site to be submitted for technical staff approval as part of the Site Plan application.
- (d) Applicant shall acknowledge that there is sufficient earth material on site to construct both fields and agrees to construct the two fields upon commencement of construction of Street "F" referenced in the Preliminary Plan approval, or prior to construction of the proposed elementary school, whichever occurs first.
- (i) The exact location and orientation of the fields to be coordinated with M-NCPPC staff.
 - (ii) The softball field to be full sized with foul lines of 290'.
 - (iii) The soccer field to be full adult size with dimensions of 360' by 220'.
- (e) Final details regarding the Park/School site shall be reviewed by staff and shall reflect the direction of the approved Preliminary Plan # 1-95042 and shall include input from the Parks Department, MCPS and the Applicant for the final design of the ball field and path layout, the metes and bounds survey of dedication prior to recordation, grading, access, storm water management facilities and any other issues as required.
- (f) There shall be no disturbance (or activity to cause them to be unusable) of the existing fields within Kings Local Park until the new fields are constructed. (Note: The applicant acknowledges there is sufficient earthwork to build both ball fields and will do so.)

- (g) Applicant to construct paved hiker/biker trails in the following locations:

- i. Along the east side of Overlook Park Drive from Stringtown Road to Clarksburg Road (Route 121). Per Phase I approval. This trail will be aligned to meet the Clarksburg Greenway Trail from the south side of Stringtown Road.
- ii. From the Clarksburg Greenway Trail along Overlook Park Drive to the Kings Local Park pond trails (two connections to the pond trail) -per Phase I approval.
- iii. Along the south side of Clarksburg Road from the pond area trails to the intersection with Piedmont – per Phase I approval.
- iv. Along the south side of Piedmont from Clarksburg Road to Street "F" - per phase one approval.
- v. Along the west side of Street "F" from Piedmont to Main Street and continuing along Main Street to the Greenway Trail along Overlook Park Drive – within the right-of way per DPWT standards.
- vi. Trails are to be constructed to park standards when outside of right-of-way. Exact trail alignments to be coordinated with M-NCPPC and DPWT staff, and should be appropriately located and landscaped to maintain a park like setting while also fulfilling the need for safe, off road transportation in the area.

3. Piedmont Road

- A. The applicant shall pursue the abandonment of the prescriptive right-of-way of Piedmont Road and Burnt Hill Road with Montgomery County prior to recordation of plats for these areas.
- B. The applicant shall not record plats for the units located within the existing prescriptive right-of-way until the county council grants approval of the abandonment request.
- D. The Piedmont Road Abandonment Exhibit, identifying the affected lots, is attached.

4. MPDU's

In order to maintain an equitable balance of MPDU's, all units within Blocks EE and GG of Phase I Site Plan 8-98014 as shown in MPDU exhibit dated May 2, 2002 (attached) will not be constructed until the Planning Board approves a revision of those blocks (proposed to be resubmitted for approval).

5. Waivers Requested And Previously Approved:

- A. Waiver of lots fronting on a public right-of-way Section 50-29-(A)(2) –(Staff recommends approval due to interconnecting grid of streets and it's limited use).
- B. Waiver of closed section streets has been approved with the Project Plan.

6. Environment

- A. Record plats to reflect delineation of a Category I Conservation easement that includes the stream/wetland buffers and forest conservation areas, as shown on the site plan, that are not part of the park dedication area.
- B. Final erosion and sediment control plans shall be submitted to Environmental Planning staff for review and comment prior to approval by MCDPS.
- C. The Final Forest Conservation Plan must be approved and bonded prior to issuance of the sediment and erosion control permit.
- D. The outfall from Pond #3, and any other stormwater management facility or storm drain outfalls which extend into the environmental buffer, shall be field located by applicant's representative, MCDPS, and MNCPPC Environmental Planning staff prior to approval of the stormwater management/sediment control permits by MCDPS.
- E. MNCPPC Environmental Planning staff shall review and approve detailed design plans for any wetland mitigation sites within the environmental buffers prior to issuance of sediment control permits or authorization to clear and grade any of these facilities.

7. Lighting And Landscape Plan

Street trees species and spacing to reflect the draft Clarksburg Streetscape Study and the proposed lighting plan.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Streets tree planting must progress, as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - 6) Coordination of each section of the development and roads.
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to reference applicable road construction phasing and park/school agreements.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers at least 150 to 240 feet wide as shown on the site plan.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Forest Conservation areas.
 - e. Location of stormwater facility and storm drain outfalls away from forest preservation or other environmentally sensitive areas.
 - f. Conditions of DPS Final Water Quality and Stormwater Management Concept approval letter dated May 9, 2002 and DPS memo of May 2, 2002.
 - g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - h. The development program inspection schedule.
 - i. Category I conservation easement and park dedication boundary.

- j. Streets trees, as shown, all public streets.
 - k. Centralized, screened trash areas for all multi-family and one-family attached units except townhouses.
 - l. Details for and location of noise fencing to attenuate current noise levels to no more than 60 dBA Ldn for the outdoor back yard area of homes with side yards facing A-305.
-
- 3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
 - 4. No clearing or grading prior to M-NCPPC approval of signature set of plans except to allow rough grading as previously approved with the Preliminary Plan.

G:\SP_OPINION\8-02014.doc

SITE PLAN ENFORCEMENT AGREEMENT

This Agreement by and between Terrabrook Clarksburg, L.L.C. ("Applicant"), and the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ("Planning Board"), is effective the date signed by the Planning Board.

WHEREAS, § 59-D-3.3 of the Montgomery County Code ("Code") requires the Applicant, as part of the site plan review process, to enter into a formal agreement with the Planning Board; and

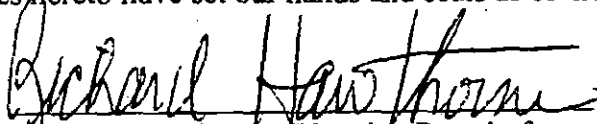
WHEREAS, the Code requires the Applicant to agree to execute all features of the approved site plan noted in § 59-D-3.23 in accordance with the development program required by § 59-D-3.23(m).

NOW THEREFORE, in consideration of the mutual promises and stipulations set forth herein and pursuant to the requirements of § 59-D-3.3 of the Code, the parties hereto agree as follows:

1. The Applicant agrees to comply with all of the conditions set forth in the Planning Board's Opinion and to execute all of the features of approved Site Plan No. 8-02014 ("Site Plan") (Exhibit "A"), including all features noted in § 59-D-3.23, in accordance with the approved Development Program required by § 59-D-3.23(m), attached and incorporated herein by reference.

2. This Agreement is binding on the Applicant, its successors and assigns, and on the land and improvements in perpetuity or until released in writing by the Planning Board.

IN WITNESS WHEREOF, the parties hereto have set our hands and seals as of the date and year set forth below.


Montgomery County Planning Board of
The Maryland-National Capital Park and
Planning Commission

10/14/04
Date

APPROVED AS TO LEGAL SUFFICIENCY

TAB
M-NCPPC LEGAL DEPARTMENT

DATE 10/14/04

TERRABROOK CLARKSBURG, L.L.C.,
a Delaware limited liability company

By: WESTERRA MANAGEMENT, L.L.C.,
a Delaware limited liability company,
its authorized representative

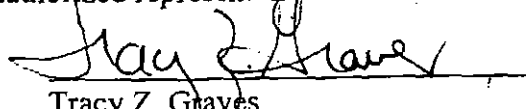
By: 
Tracy Z. Graves
Assistant Vice President

EXHIBIT B

RESIDENTIAL DEVELOPMENT PROGRAM – SITE PLAN NO. 8-02014

The Project will be developed in 1 phase as set forth in this Development Phasing Plan.

Phase	Units/ Lots in Phase	ID Common Areas in Phase	Local Recreational Facility in Phase *	Community Wide Recreational Facilities *	Plat Recordatio n Due Date for Phase	Begin Construction of Units (estimated)	Turnover Common Area/ Community Wide Facilities to HOA (estimated)
1	487 (including 46 MPDUs to be constructed along with, or preceding market rate units, and the last building built must not contain only MPDUs)	Parcel H, Block A; Parcels A, B, C, Block J; Parcels A, D, Block M; Parcel A, Block N; Parcel B, Block R; Parcels A, C, Block V; Parcel A, Block W; Parcel A, Block X	Nature trail, lawn seating, arbors, tot lot, pathway, park/school site	Community Center w/mtg. rooms, exercise room, pool; playgrounds; neighborhood parks and trails	3/26/05	10/01/03	06/01/05

* See Site Plan for details.

1. (a) Applicant will complete the following site plan elements prior to occupancy of units constructed in that phase or section, as applicable:

- (1) Paving of roads (excluding final topping)
- (2) Parking areas
- (3) Sidewalks (on-site)
- (4) Lighting (street and parking lot)
- (5) Grading
- (6) Landscaping (adjacent to building(s))
- (7) Foundation landscaping (single-family dwellings)
- (8) Pathways (only when located between two residential units)
- (9) Fences or noise berms

- (b) Applicant will complete the following site plan elements prior to 70% occupancy of approved units in that constructed phase or section, as applicable.

- (1) Sidewalks (off-site)
- (2) Pedestrian pathways and bikeways
- (3) Parking lot and perimeter landscaping
- (4) Recreation facilities
- (5) Landscaping

- (6) Final topping of roads and parking lots in areas with completed residential units
- (c) Street tree planting must progress as street construction is completed, but no later than (6) months after completion of the units adjacent to those streets.
- (d) Other stipulations as required by the PLANNING BOARD and detailed in Exhibit B-1, attached and incorporated herein. If no other stipulations are required, Exhibit B-1 to be attached stating "None."
- (e) Applicant shall send written notice to MNCPPC's Inspection Unit to initiate scheduling of site inspections at the following milestones:
 - (1) Applicant shall conduct a preconstruction meeting with MNCPPC staff and MCDPS sediment control staff prior to clearing and grading.
 - (2) At 70% occupancy.
 - (3) At 100% completion.

2. (a) Local Recreational Facilities

The Local Recreational Facilities, including all required improvements and associated Common Area for each Phase, shall be conveyed to the Association by the earlier of:

- (1) the date that applicants have closed on title to seventy percent (70%) of lots or units planned with such Phase; or
- (2) 36 months from the date of receipt of the initial building permit for a lot or unit in that Phase.

(b) Community-Wide Recreational Facilities

- (1) All Community-Wide Recreational Facilities and related Common Areas must be completed and conveyed to the Association as established in the above Phasing Plan. If Phases are delayed, all uncompleted Community-Wide Facilities must be completed and turned over no later than the earlier of the receipt of a building permit for the 341st unit within the area covered by Site Plan 8-02014 or by January 1, 2007 ("Community-Wide Facilities Completion Date"). All unconveyed Common Areas (whether or not associated with local or Community-Wide Recreational Facilities) also must be transferred to the Association by the Community-Wide Facilities Completion Date.

3. General Provisions

- (a) Before conveyance to the Association, all lot owners shall have the right to access and make use of all Common Areas, except those areas as may reasonably and necessarily be restricted by Applicant for temporary safety reasons.
- (b) Applicant must construct all Recreational Facilities and convey such facilities and related Common Areas within the time frames contemplated in the Phasing Schedule and in these binding elements. Applicant must arrange for inspections by staff to ensure that all facilities are timely, correctly and completely constructed.
- (c) All local Community-Wide Recreational Facilities shall be designed and constructed in accordance with Parks Department standards, criteria, and MNCPPC's adopted Recreational Facilities Guidelines.
- (d) Applicant shall warrant to the Association that all facilities have been constructed in a good and workmanlike manner and are fit for each of their intended purposes.
- (e) Unless the Planning Board has agreed to modify the Phasing Schedule, the Applicant's failure to timely complete and turn over facilities and Common Areas shall operate to preclude Applicant from receiving any additional building permits for that particular phase and all remaining phases until such time as the default is cured.
- (f) The Applicant may seek an amendment to any regulatory approval for the purpose of modifying the location and amount of real property comprising the common area and for the purpose of modifying the improvements to be constructed on such common area, including, but not limited to, the right not to construct such improvements, which amendment shall be reviewed by the Planning Board in accordance with applicable law. Such amendment shall be effective only if approved by the Planning Board.

4. Applicant has entered into a Land Exchange Agreement, dated June 16, 2004 ("Land Exchange Agreement"), and Construction and Grading Easement Agreement, dated June 28, 2004 ("Easement Agreement"), with Montgomery County Public Schools and MNCPPC concerning the park/school site, per Conditions 6 and 7 of Preliminary Plan No. 1-95042, repeated herein verbatim. To the extent the following conditions of preliminary plan approval conflict with any provisions in the Land Exchange Agreement or Easement Agreement, the provisions of the Land Exchange and Easement Agreements control:

- "6. *Dedication of the proposed park/school, as shown on the Applicant's revised preliminary plan drawing, is to be made to M-NCPPC. In order to facilitate the implementation of the*

combined park/school facilities, the following provisions apply:

- (a) *M-NCPPC and the Applicant will enter into an agreement specifying that an exchange of land, identified as areas "B1" and "B2" on the park/school concept drawing set out on Circle Page 49 of the staff report, will occur prior to the execution of the Site Plan Enforcement Agreement.*
- (b) *Dedication of the approximately 8 acre area, identified as Area "A" on the same park/school concept drawing identified above, will occur either at the time of recordation of the plats for the adjacent phase of the project or at such time as funds for construction of the future elementary school area added to the County CIP, whichever occurs first.*
- (c) *The Applicant will provide site grading, infield preparation and seeding of the replacement athletic fields on the approximately 8 acres of dedicated land at a time which insures that there will be no disruption in the continued use of the existing athletic fields prior to completion of the replacement athletic fields.*
 - (i) *In the event that dedication occurs when funds for the proposed school are shown in the CIP, Applicant will complete work on the replacement fields prior to the construction of the proposed school.*
 - (ii) *In the event that dedication occurs prior to funding for the school being shown in the CIP, then upon construction of Street "F", as shown on the revised preliminary plan, Applicant will commence work on replacement of the baseball field. In addition, if at site plan it is determined that there is sufficient earth material on site to construct both replacement fields, then Applicant will also rough grade and seed the replacement soccer field when construction of Street "F" begins. Area tabulations for the proposed park/school complexes to be submitted for technical staff review at site plan. Final grading plan for the park/school site to be submitted for technical staff approval as part of the site plan application.*

7. *In accordance with Condition #6 above, Applicant to enter into an agreement with the Planning Board to provide for site grading, infield preparation and seeding of the replacement athletic fields in accordance with Parks Department specifications, as shown on the preliminary plan drawing, and as specified in the Department of Parks' Memorandum dated September 22, 1995. The construction of the replacement athletic fields must occur as specified in Condition #6. "*

5. Applicant shall comply with the terms of the Adequate Public Facilities Agreement for Clarksburg Town Center dated March 8, 1999, including the phasing requirements set forth in Condition No. 16 of Preliminary Plan No. 1-95042 as follows:

"16. The following phasing requirements are conditioned upon issuance of building permits for the subject preliminary plan:

(a) The first 44 dwelling units without any off-site road improvements.

(b) After the 44th building permit, the developer must start reconstruction of the southbound right turn lane along MD 355 at MD 121 to provide a "free flowing" movement.

(c) After the 400th building permit, the developer has two options:

1) Construction of A-260 from MD 355 to the southern access road of the commercial site (commercial access road between A-260 and P-5) and construction of P-5 across the stream valley into the residential area north of stream valley.

2) Construction of A-260 from MD 355 to the northern access road of the residential development and construction of a northbound right-turn lane along MD 355 at A-260 should be included in this phase.

(d) After the 800th building permit, the developer must start construction of remaining section of A260 to A-305 and intersection improvements at MD 355 and MD 121 to construct eastbound and westbound left-turn lanes along MD 121.

(e) Construction of A-305 from A-260 to MD 121 must begin when the developer starts building any of the residential units on blocks 11, 12, 13, and the northern half of block 10,"

Exhibit B-1

ATTACHED SITE PLAN OPINION

W:\TAB\RegulatoryAgreements\SPEA\ClarksburgTownCenter.TABedit.10-14-04.clean.doc

Witthans, Wynn

From: Gee, Richard [Richard.Gee@montgomerycountymd.gov]
Sent: Thursday, January 27, 2005 8:34 AM
To: Witthans, Wynn
Cc: jstrullic@cpja.com; Jeff Seidleck
Subject: RE: CTC Manor Homes

Wynn,

Based on the information submitted to me by CPJA, Inc., the proposed site plan revision for the Manor Home units should not adversely impact the water quality features of this drainage area. The revision has a relatively similar impervious area to the original design of water quality structure #10. All future impervious increases should be forwarded to this office for review. Thank you again, Richard

Richard I. Gee, CPESC, CPSWQ
Senior Permitting Specialist
Montgomery County
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland 20850
richard.gee@montgomerycountymd.gov
Desk 240-777-6333
Fax 240-777-6339

-----Original Message-----

From: Witthans, Wynn [mailto:Wynn.Witthans@mncppc-mc.org]
Sent: Tuesday, January 25, 2005 3:14 PM
To: Gee, Richard
Subject: CTC Manor Homes

Reminder!!!!!! Can you give me call by Thursday the 27th letting me know what is further required from your office to allow the Planning Board to review the Manor Home amendment? Thnaks Richard, Wynn

1/27/2005

(A)

- b. All light fixtures shall be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line abutting county roads or adjacent residential properties.

3. Forest Conservation

The applicant shall comply with the earlier conditions of approval from M-NCPPC-Environmental Planning in the memorandum.

4. Stormwater Management

The proposed development conforms to the earlier approvals for the Stormwater Management Concept approval and the Final Water Quality Approvals for Site Plans 8-98001G and 8-02014B.

SITE PLAN REVIEW ISSUES

I. Plan Review Comments

Staff has commented on the Manor Home applications to improve pedestrian circulation, foundation landscaping and screening adjacent to each unit.

Applicant's Proposal

The applicant has amended the plans to satisfy staff comments.

Community Position

Staff has received no direct comments from citizens regarding this proposal. The applicant has met with the citizens and they report the citizens were interested in architectural finishes and extra off street parking for the building in Phase I.

Staff Analysis/Position

The applicant has amended the plans to conform to staff comments regarding landscaping and screening and lighting. Staff has not received any revisions regarding parking amendments to date. The Planning Board does not typically review architectural finishes; again staff has not received any amendments to review.

II. Citizen concerns about Building Height for other buildings in Phase I and II.

Some of the new residents of Clarksburg Town Center have expressed concerns about the height of the four-story Bozzuto multifamily buildings (one built and occupied and one unbuilt) and the Craftstar four-story multifamily buildings (2 over 2) (unbuilt). These buildings, however, are not included within the scope of this application. The residents believe the height of those specific buildings, as designed and constructed (as applicable), do not comply with prior approvals and have requested that the Board take certain action pursuant to its authority under the Zoning Ordinance. Staff will soon schedule an item before the Board, pursuant to Zoning Ordinance Section 59-D-3.6 (Failure to comply), in order to obtain a Planning Board determination on the question of compliance.

Staff anticipates no testimony on the building height issue with this Manor Home amendment.

PROJECT DESCRIPTION:

Site Vicinity

The proposed lots are within Clarksburg Town Center, a subdivision with a potential of 1,300 units as approved in Preliminary Plan # 1-95042. CTC is located east of MD Route 355 and south of Clarksburg Road, and east of the Clarksburg Road intersection with I-270. Clarksburg Road, Snowden Mill Parkway (A-305), Stringtown Road and the historic district that encompasses MD Route 355, just beyond the site to the east, define the boundaries of the site.

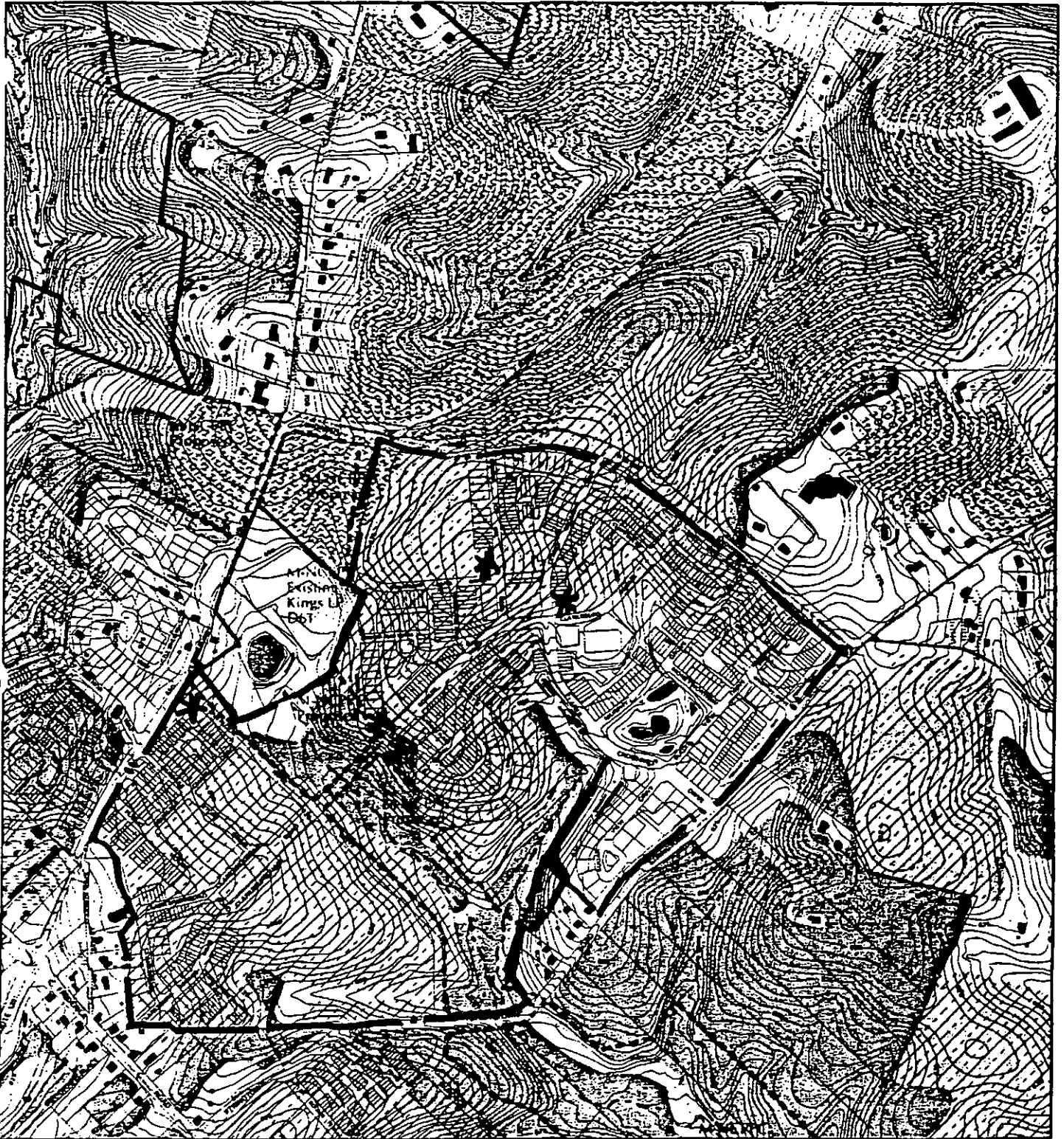
The headwaters of the Little Seneca Stream Valley create the basis of the open spaces preserved internally. The M-NCPPC Greenway Trail will bisect the project and will connect to Little Bennett Park to the north and to Clarksburg Village and M-NCPPC Ovid Hazen Wells Park further to the southeast.

PROJECT DESCRIPTION:

Site Description

The proposed units are within the neo-traditional grid of Clarksburg Town Center and sites are either defined by the adjacent buildings, streets and rough graded lots or are not yet developed and are still in mass graded condition. The subject properties front the following streets: Catawba Hill Drive, Clarksburg Square Road, Clarksburg Square Road, and Clarksburg Road.

CLARKSBURG, TOWN CENTER (8-02014) & 8-98001 G



Map compiled on October 07, 2004 at 10:16 AM | Site located on base sheet no - 233NW13

NOTICE

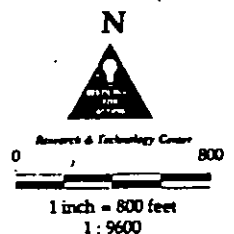
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8757 Georgia Avenue - Silver Spring, Maryland 20910-3760

Key Map

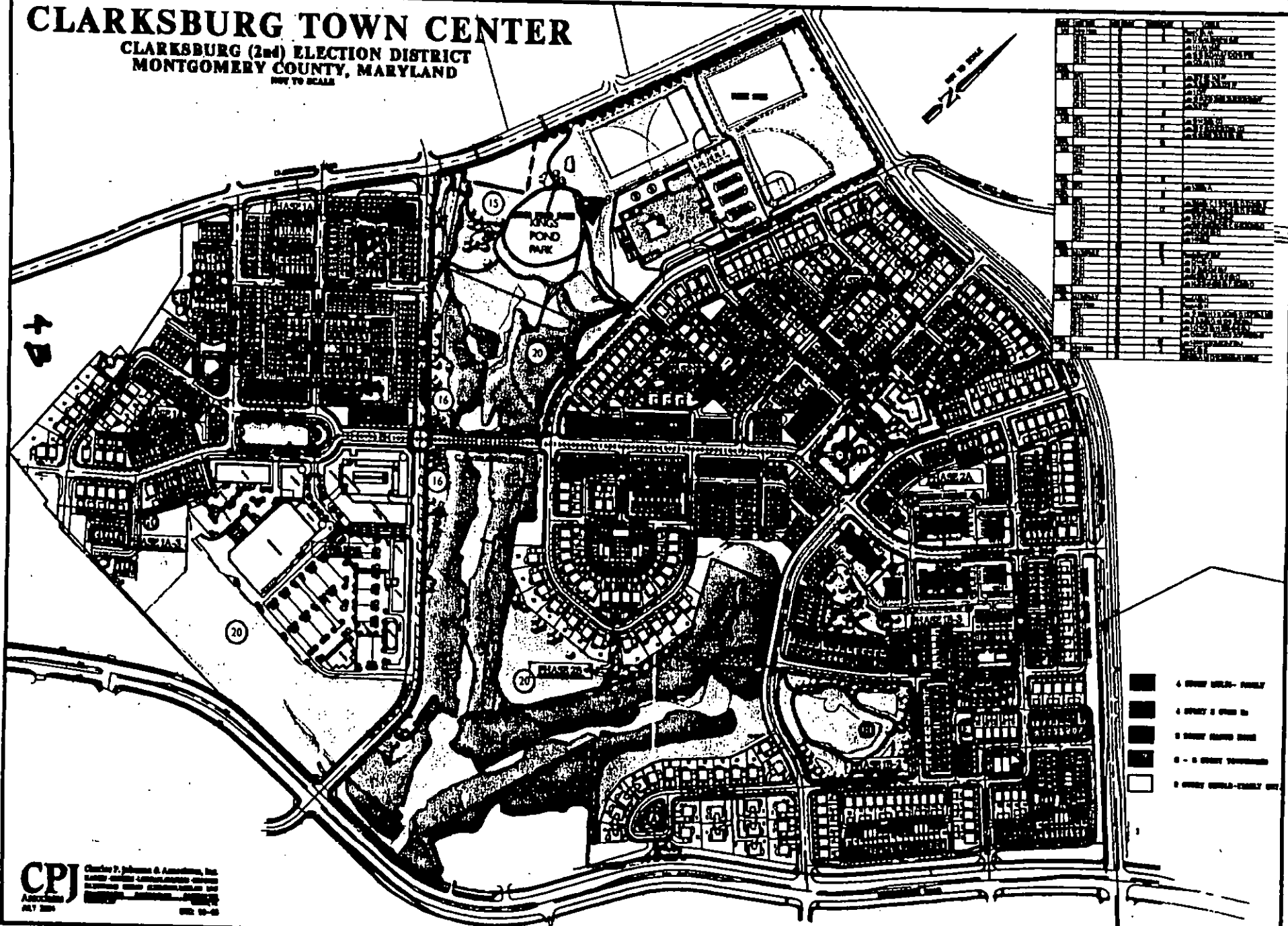


4 A

CLARKSBURG TOWN CENTER

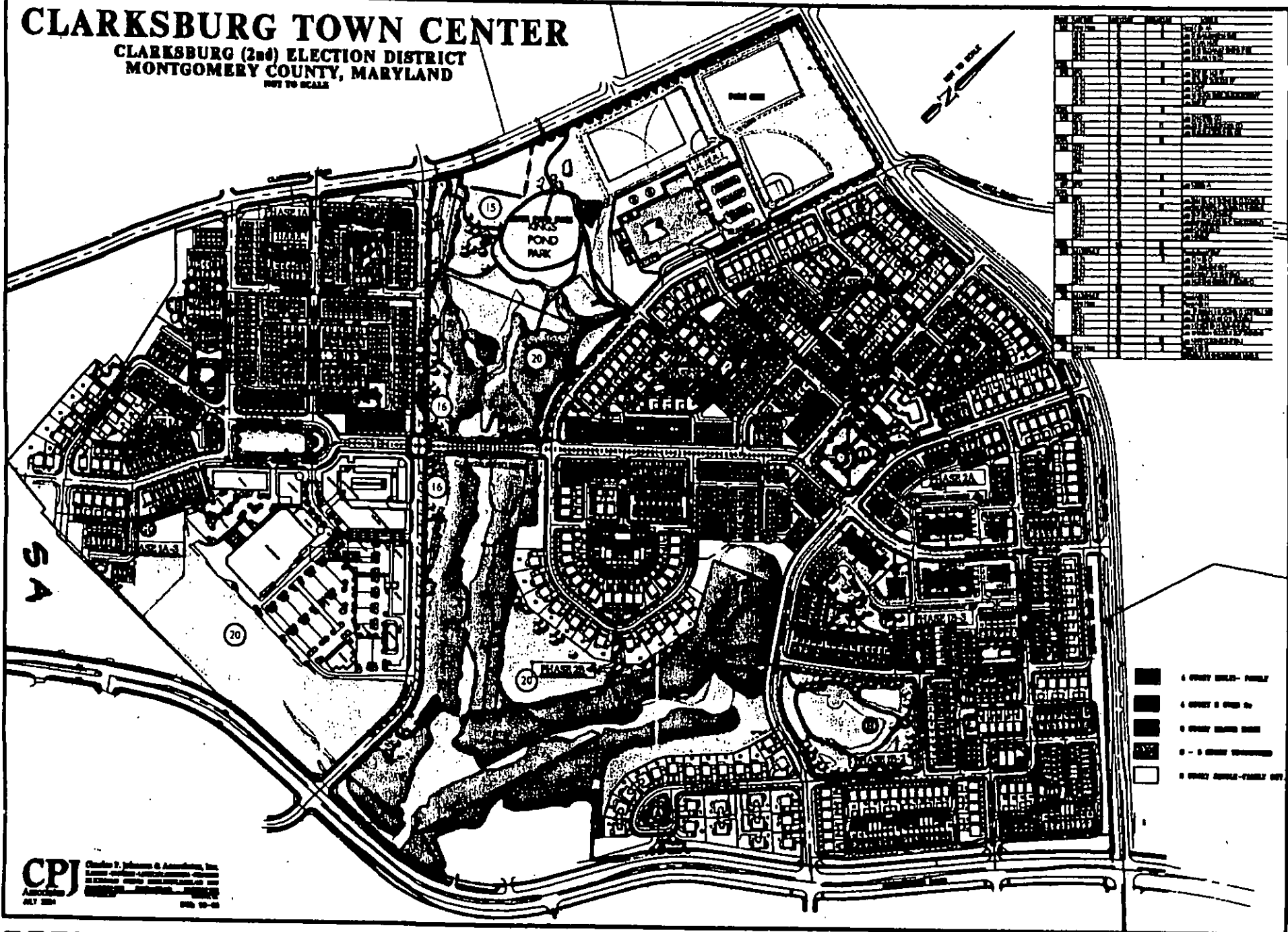
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

NOT TO SCALE



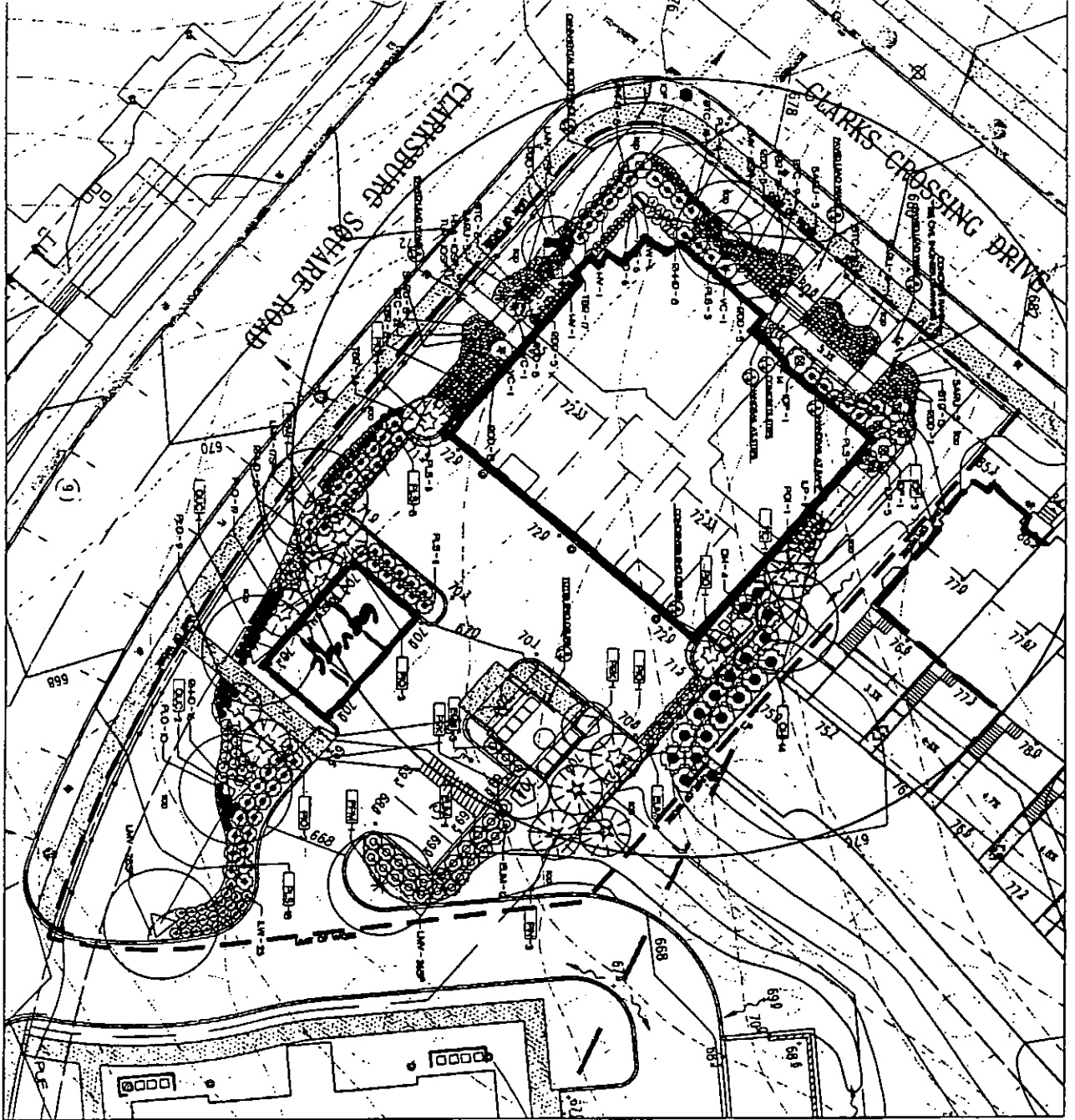
CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
NOT TO SCALE



NOTE:
PROVIDE HANDRAILS ON ALL STAIRS AND RAMPS
EXCEEDING 3:1 SLOPE.

BUILDING #7 - LANDSCAPE PLAN



LEGEND

- LANDSCAPE
- LAND PAVE
- NO CONSTRUCTION



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT

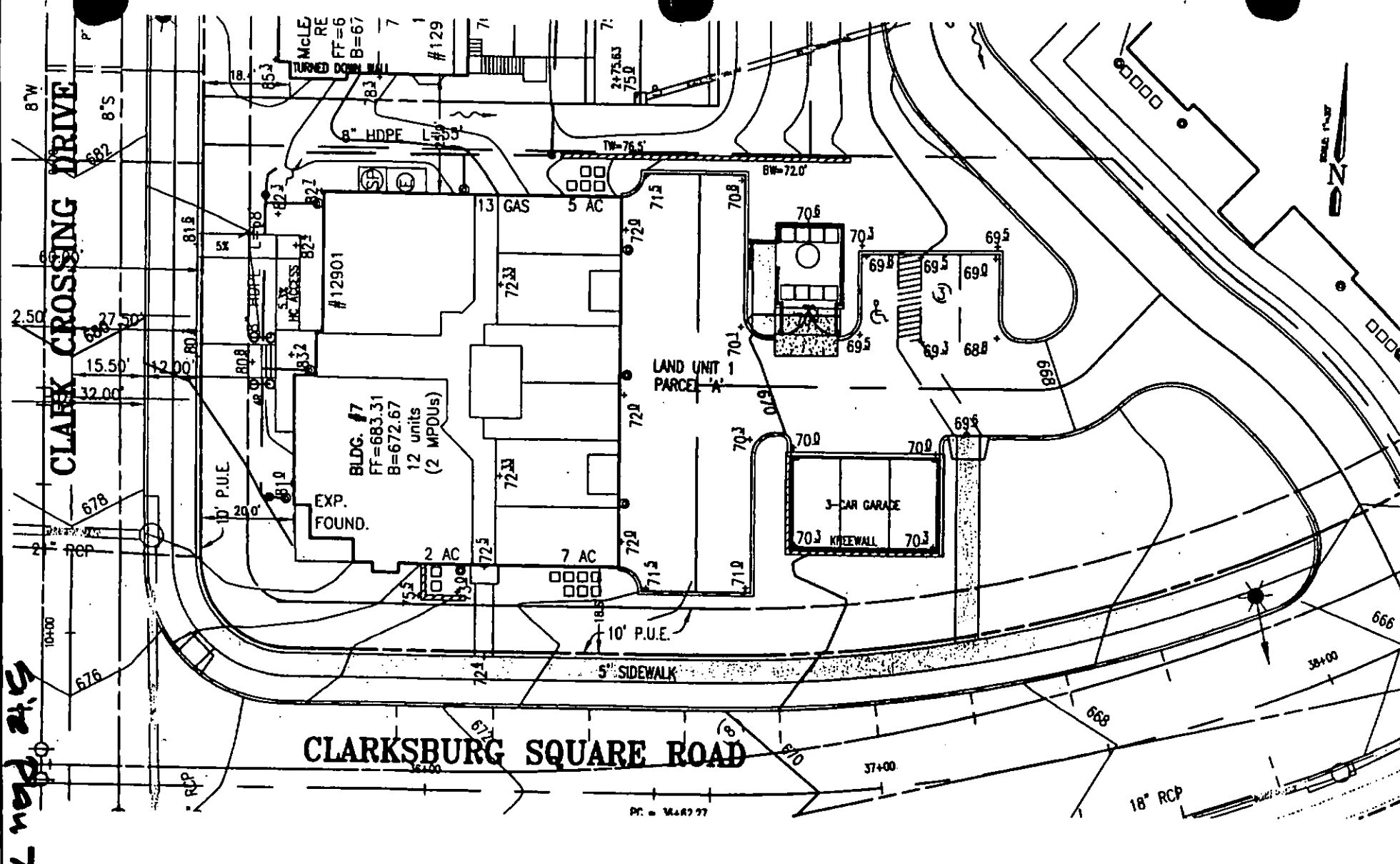
Landscape Plan 7

5B

THE BOZZUTO DEVELOPMENT COMPANY
CLARKSBURG TOWN CENTER
CLARKSBURG MULTIFAMILY, MANOR HOUSES
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

LandDesign

CPJ
Associates
Charles P. Johnson & Associates, Inc.
Landscape Architecture
1000 Rockville Pike, Suite 100, Rockville, MD 20850
Tel: 301-761-1000 Fax: 301-761-1001

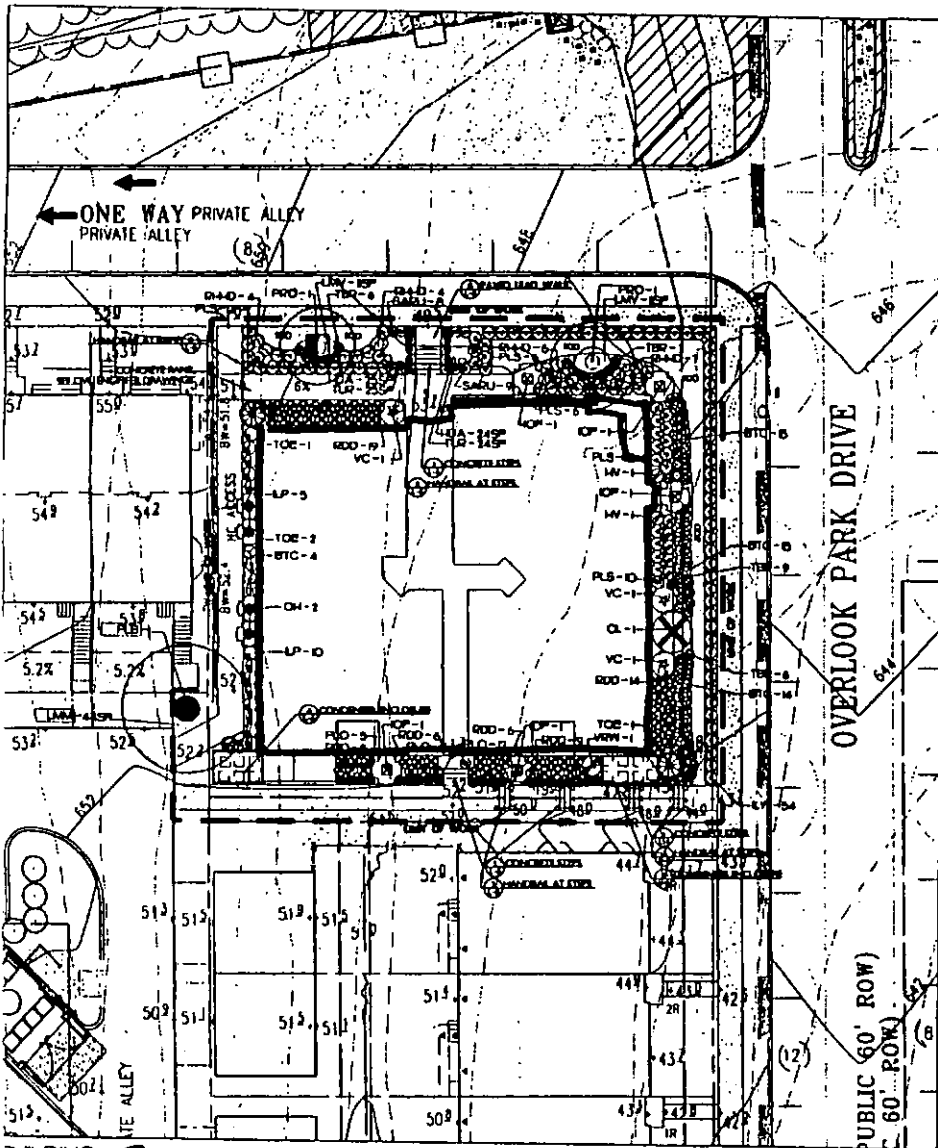


MANOR HOUSE - BLDG. # 7 CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' BY: msa DATE: AUG.04'

CPI
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpi@cpja.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA



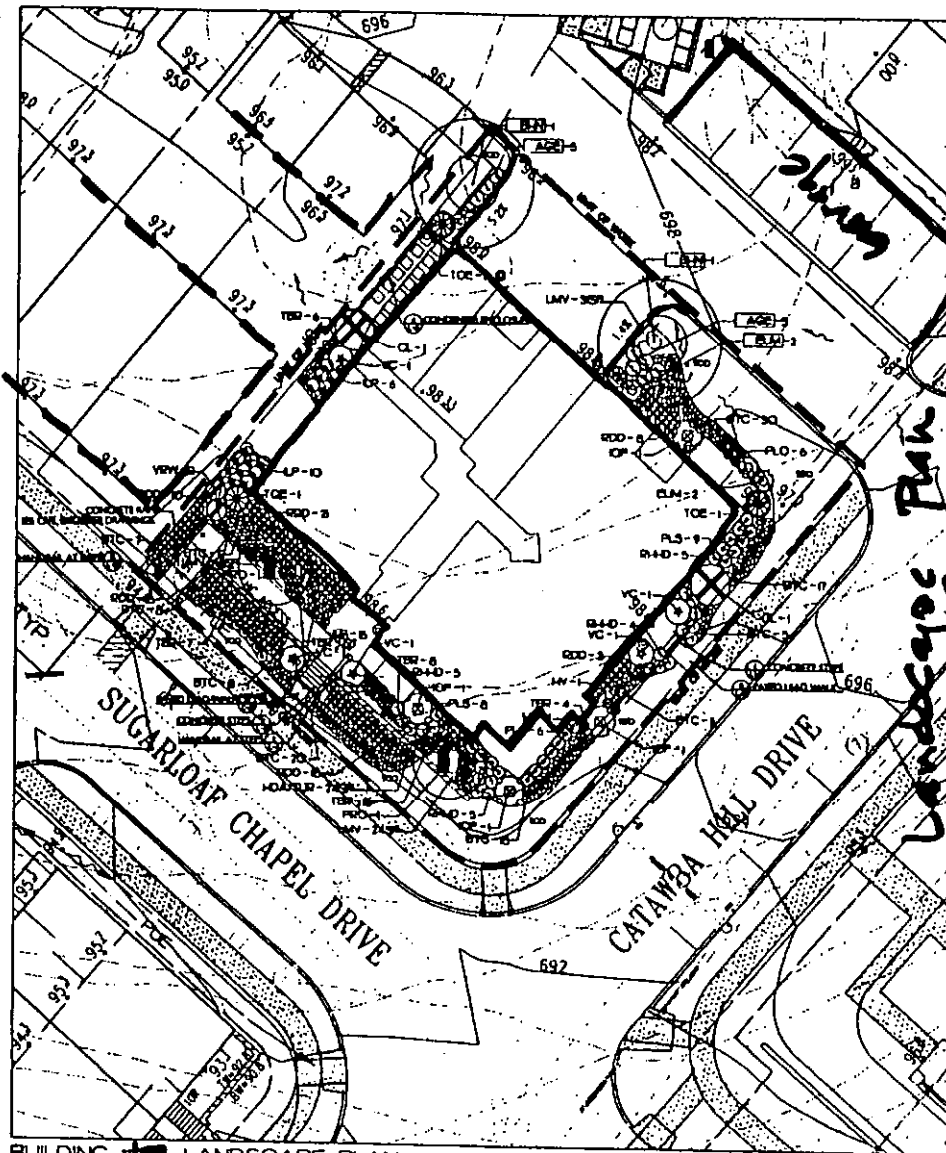
BUILDING 9 - LANDSCAPE PLAN



LEGEND

★	WATER BODY & SHEDS
—○—	LEAF FOLI
□	AS CONDITIONS

NOTE:
PROVIDE HANDRAILS ON ALL STAIRS AND RAMPS
EXCEEDING 5% SLOPE.



BUILDING 12 - LANDSCAPE PLAN



M.R.C.P.C. APPROVALS

NO.	NAME	DATE	REMARKS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

CPJ
Charles P. Johnson & Associates
ARCHITECTS

LandDesign
LANDSCAPE ARCHITECTS

PLANS 1 & 2
CLANBURG TOWN CENTER
BOZZUTO MULTIFAMILY MANOR HOUSES
CLANBURG C&D ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

THE BOZZUTO
DEVELOPMENT COMPANY
10000 Bozzuto Drive, Suite 100
Clanburg, Maryland 20840
Phone: (301) 440-1234

DATE	11/11/2011
BY	JL
CHECKED	6

90

PRIVATE ALLEY

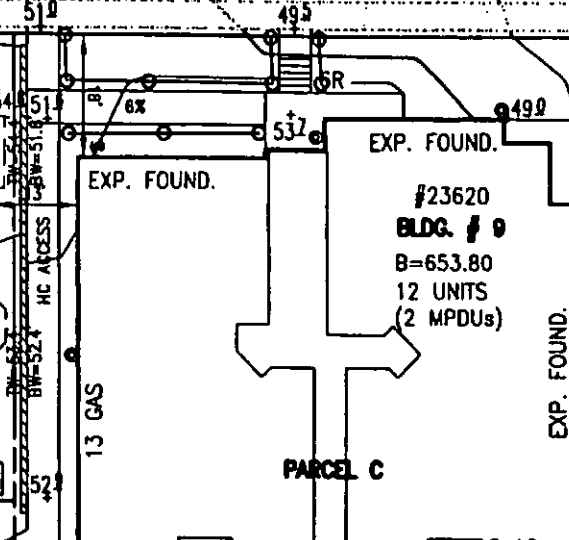
8" S

848

RCP

1+20

562 3R	557 4R	550 4R	542 4R	532 4R	530 4R
ANNAPOLIS REV. FF=668.01 B=658.18 2R 569 #23634 6	ANNAPOLIS STD. FF=668.01 B=658.18 2R 569 #23632 5	ANNAPOLIS STD. FF=666.82 B=657.51 2R 562 #23630 4	ANNAPOLIS STD. FF=666.15 B=656.84 2R 555 #23628 3	ANNAPOLIS STD. FF=665.48 B=656.17 2R 549 #23626 2	ANNAPOLIS STD. FF=664.81 B=655.50 2R 542 #23624 1
565	563	558	551	545	538
2.8%	5.6%	5.2%	5.2%	5.2%	5.2%



PARCEL C

EXP. FOUND.

EXP. FOUND.
#23620
BLDG. # 9
B=653.80
12 UNITS
(2 MPDUs)

PRIVATE ALLEY

WHEEL STOPS
(8)

SEATING AREA

STORMWATER MANAGEMENT
AREA

PARCEL B

PICKET FENCE

31
#23614
CARNEGIE
2660E-REV
B=645.00

30
#23612
CARNEGIE
2660E-REV
B=644.33

29
#23610
CARNEGIE

OVERLOOK PARK DRIVE

GAS ESMT

MANOR HOUSE - BLDG. # 9 CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'

BY: mao

DATE: AUG.04'

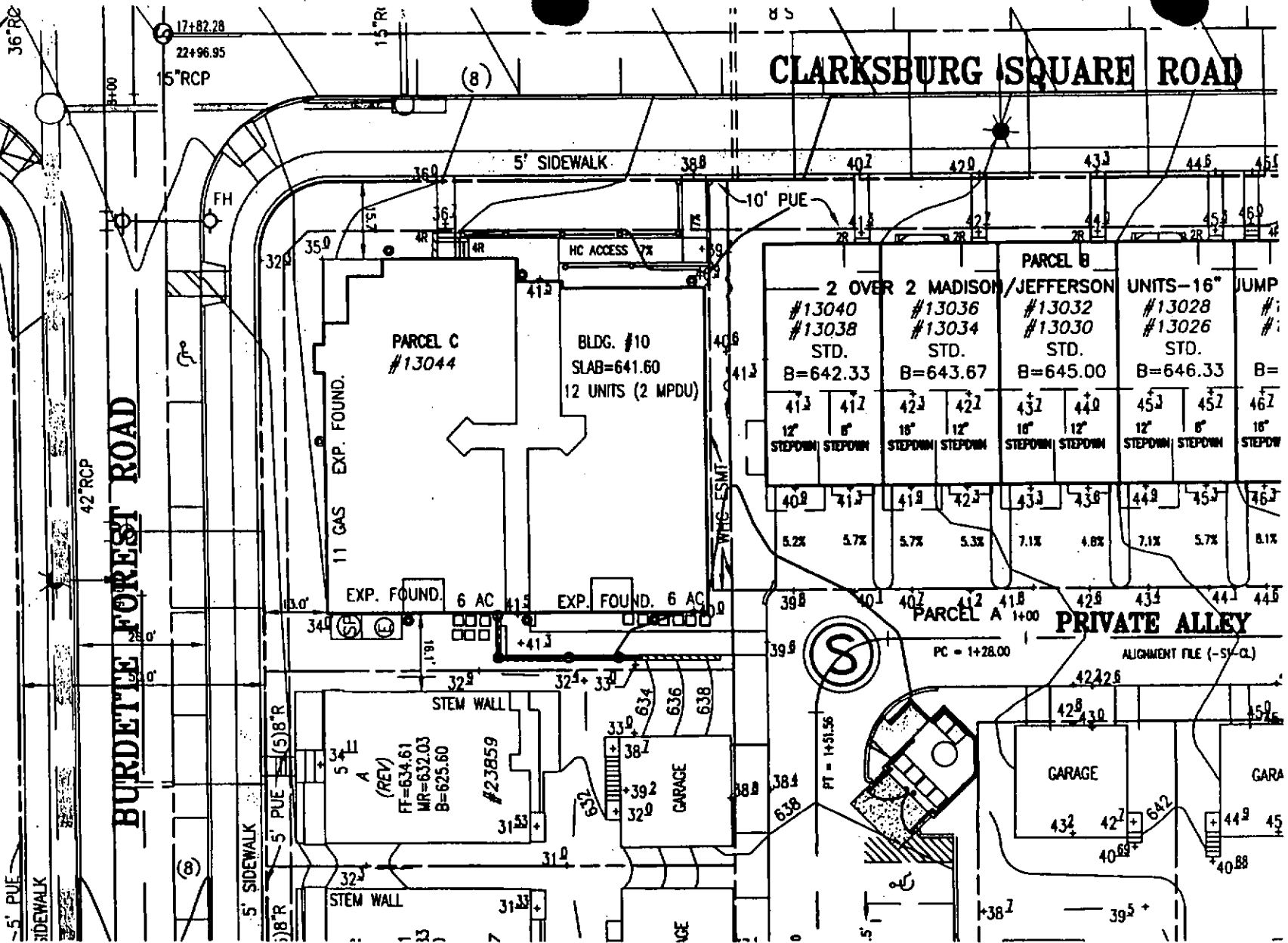
CPI
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
1751 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20903
Phone: (301) 434-7000 E-mail: cpj@cpja.com Fax: (301) 434-9394
FREDERICK, MD FAIRFAX, VA

Site Plan 9

5

Site Plan 10



MANOR HOUSE - BLDG. #10
CLARKSBURG TOWN CENTER

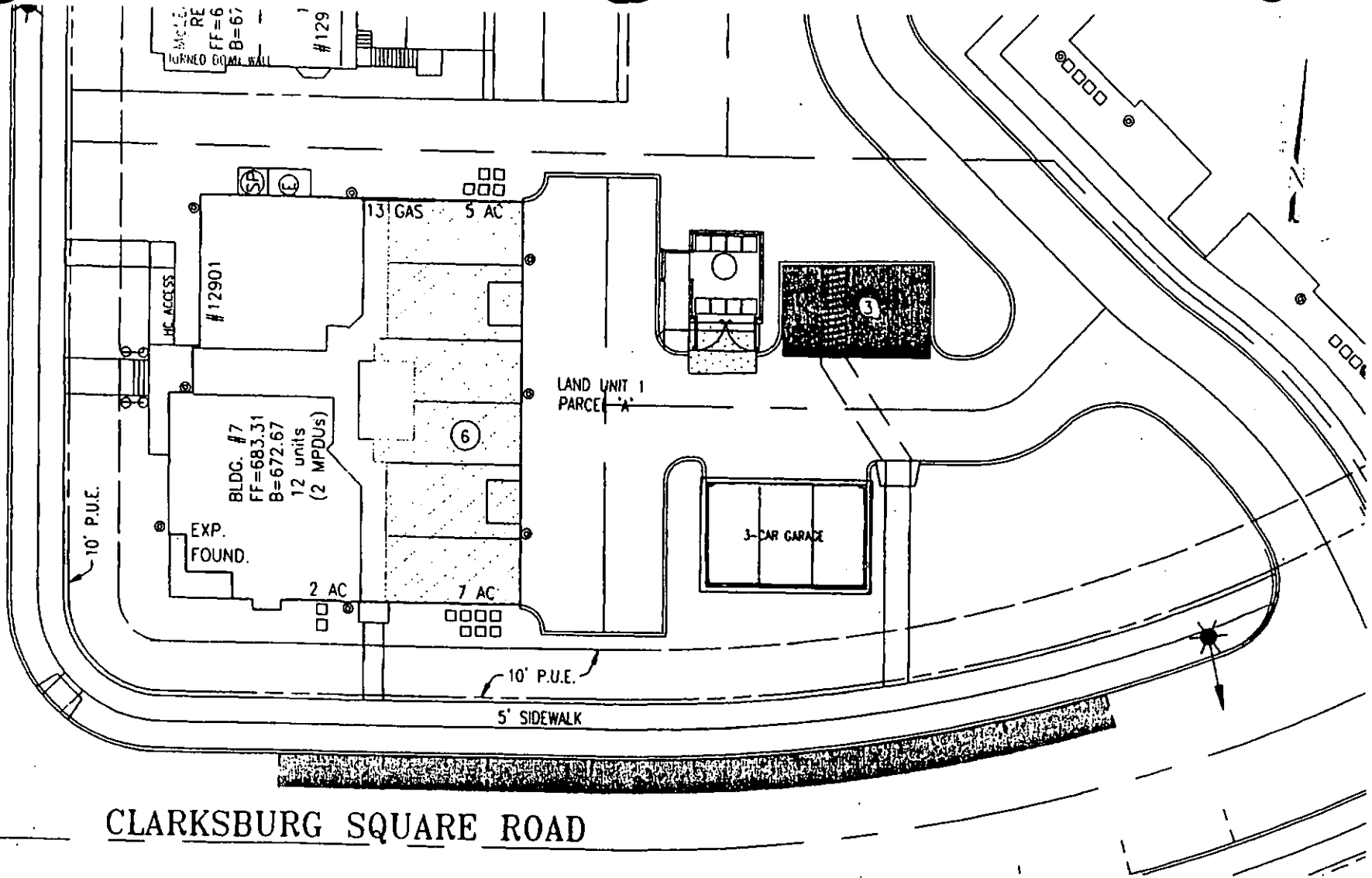
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' BY: mss DATE: AUG.04'

CPI
Associates

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FREDERICK, MD FAIRFAX, VA





CLARK CROSSING DRIVE

Parking Plan 7



PARKING PLAN
MANOR HOUSE - BLDG. # 7
CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' BY: mee DATE: AUG.04'

-  INTEGRAL GARAGE
-  DETACHED GARAGE
-  OFF-STREET PARKING
-  ON-STREET PARKING

CPJ
Associates

Charles P. Johnson & Associates, Inc.
PLANNERS • DESIGNERS • LANDSCAPE ARCHITECTS • SURVEYORS
570 ELTON ROAD SUITE 300 SILVER SPRING, MARYLAND 20910
Phone (301) 494-7000 E-mail cpj@cpja.com Fax (301) 494-4304
FREDERICK, MD FAIRFAX, VA

PRIVATE ALLEY

3R	4R	4R	4R	4R	4R
ANNAPOLIS REV. FF=668.01 B=658.18 2R #23634 6	ANNAPOLIS STD. FF=668.01 B=658.18 2R #23632 5	ANNAPOLIS STD. FF=666.82 B=657.51 2R #23630 4	ANNAPOLIS STD. FF=666.15 B=656.84 2R #23628 3	ANNAPOLIS STD. FF=665.48 B=656.17 2R #23626 2	ANNAPOLIS STD. FF=664.81 B=655.50 2R #23624 1

EXP. FOUND.

EXP. FOUND.

#23620
BLDG. # 9
B=653.80
12 UNITS
(2 MPDUs)

EXP. FOUND.

PARCEL C

6 AC

8 AC
EXP. FOUND.

5' PUE

PICKET
FENCE

31
#23614
CARNEGIE
2660E-REV
B=645.00

30
#23612
CARNEGIE
2660E-REV
B=644.33

29
#23610
CARNEGIE

5' BRICK SIDEWALK

OVERLOOK PARK DRIVE

GAS ESMT

PRIVATE ALLEY

SEATING
AREA

PARCEL B

PARKING PLAN MANOR HOUSE - BLDG. # 9 CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'

BY: mes

DATE: AUG.04'

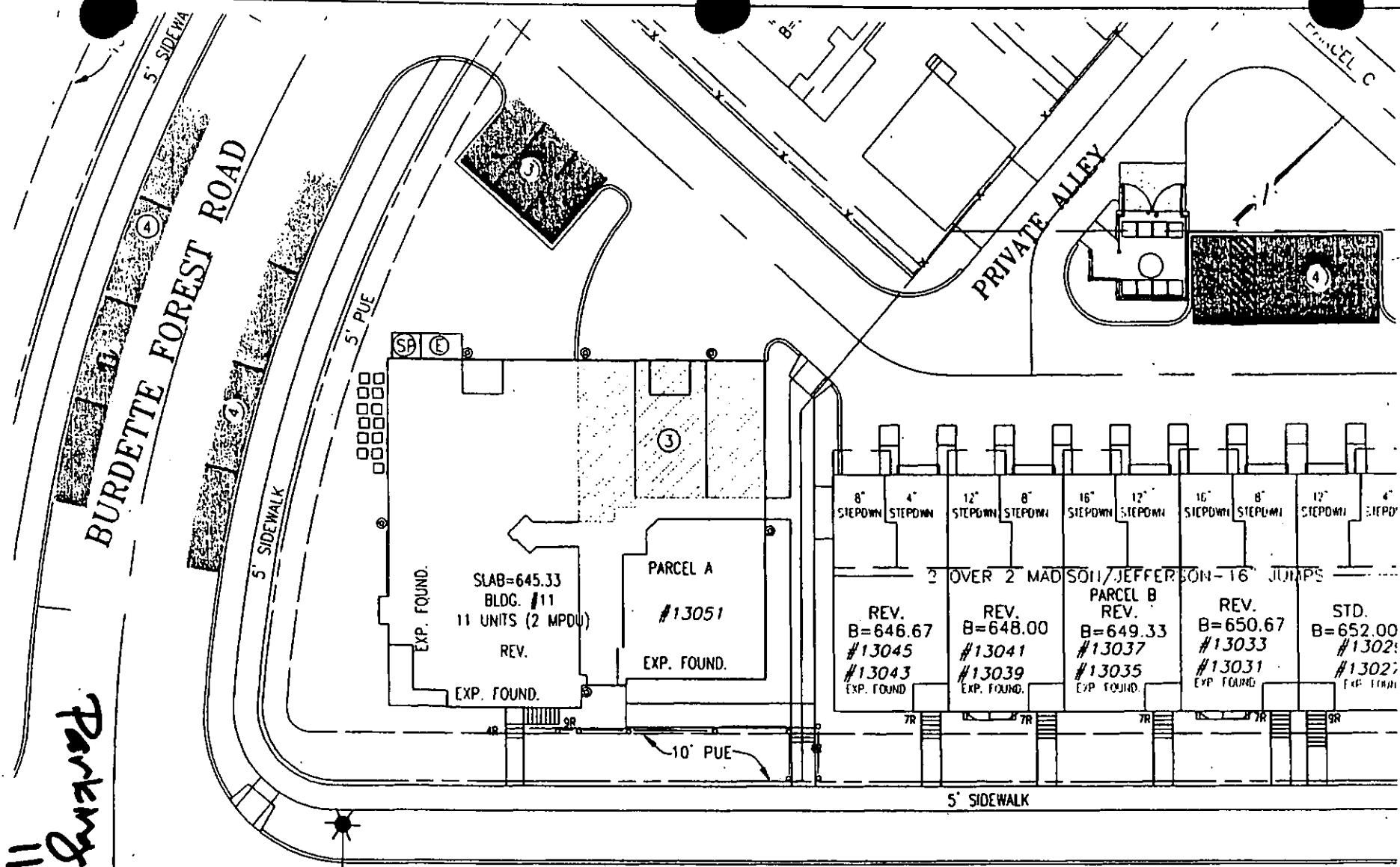
- OFF-STREET PARKING
- ON-STREET PARKING

CPI
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FREDERICK, MD PARKTAX, VA




ASSOCIATES FREDERICK, MD

PARKTAX, VA



PARKING PLAN
MANOR HOUSE - BLDG. # 11
CLARKSBURG TOWN CENTER

CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1"=30' BY: mms DATE: AUG.04'

-  INTEGRAL GARAGE
-  OFF-STREET PARKING
-  ON-STREET PARKING

CPJ
Associates

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SUGARLOAF CHAPEL DRIVE

CATAWBA HILL DRIVE

PRIVATE ALLEY

Parking Plan

12

SN

CPI
Associates

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FREDERICK, MD FARMER, VA





PARKING PLAN
MANOR HOUSE — BLDG. # 12
CLARKSBURG TOWN CENTER

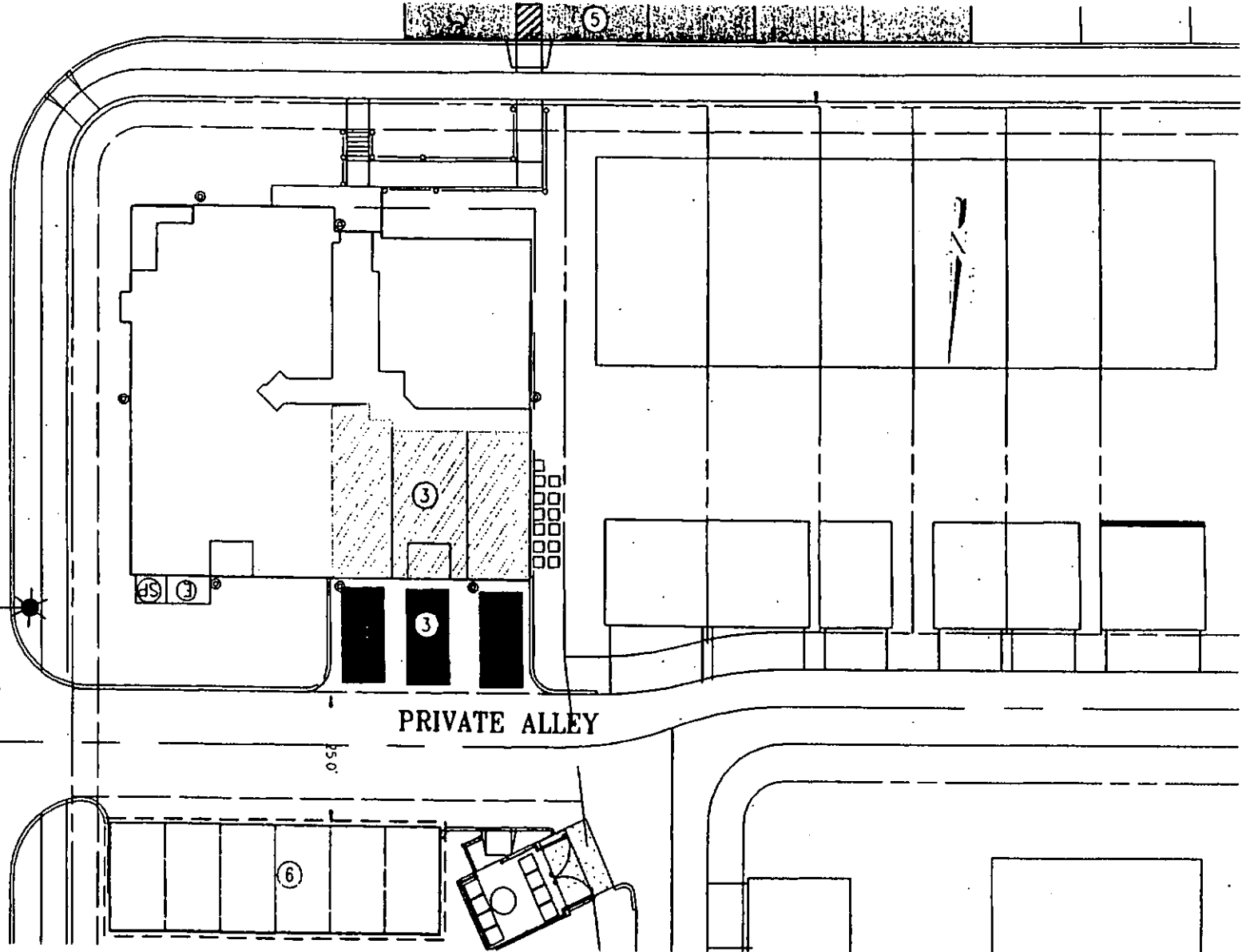
CLARKSBURG (2nd) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30'

BY: mss

DATE: AUG. 04'

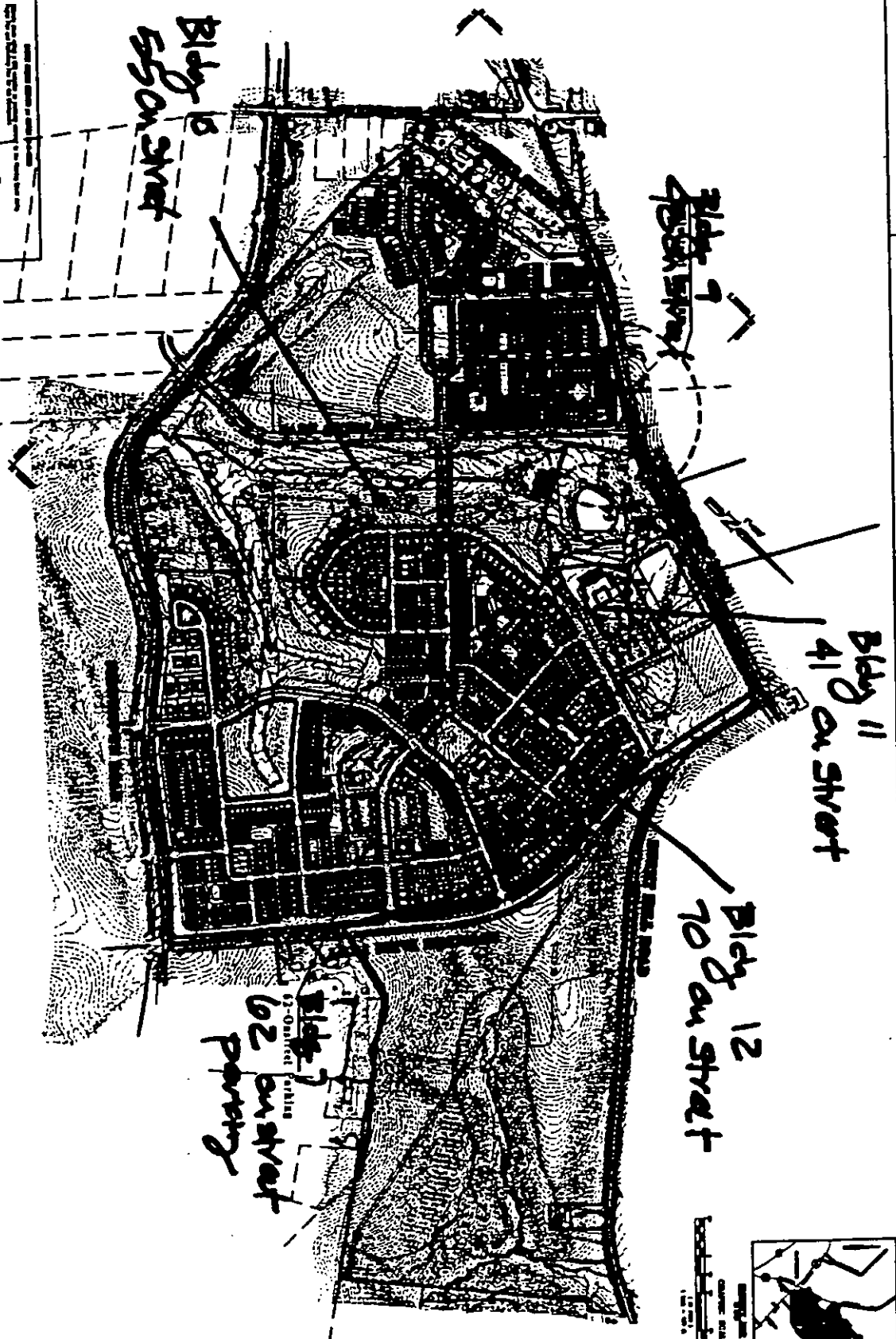
-  INTEGRAL GARAGE
-  DETACHED GARAGE
-  DRIVEWAY PARKING
-  ON-STREET PARKING



1. Name of the person or organization that owns the property
 2. Address of the property
 3. City and State of the property
 4. Date of the survey
 5. Name of the surveyor
 6. Signature of the surveyor
 7. Seal of the surveyor

Lot	Area	Owner	Remarks
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

1. Name of the person or organization that owns the property
 2. Address of the property
 3. City and State of the property
 4. Date of the survey
 5. Name of the surveyor
 6. Signature of the surveyor
 7. Seal of the surveyor



Parking on Public Streets

MARION HOUSE
 PARKING EXHIBIT
 CLARKSBURG TOWN CENTER
 CLARKSBURG (2nd) ELECTION DISTRICT
 NORTH GAITHERSBURG, MARYLAND

SP 62-70001

CPI
 Charles F. Johnson & Associates, Inc.
 1000 North GaitHERSBURG, MARYLAND

PROJECT DESCRIPTION: Prior Approvals

Project Plan

The Project Plan 9-94004 was approved on May 11, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Preliminary Plan

The Preliminary Plan 1-95042 was approved on September 28, 1995. The opinion and staff report are made available to the Planning Board individually and are available to the public from staff files within Development Review.

Final Water Quality Plans and Site Plans

The Phase One Site Plan 8-98001 was approved on January 22, 1998 and the Phase Two Site Plan 8-94012 was approved on May 9, 2002. The site plan data table below updates each approval in regards to the Manor Homes update. There are 13 additional Manor Home units as the buildings grow from 9 units each to 12 units each. The total number of units within Phase I has increased by 3 and within Phase II, by 10 units.

ANALYSIS: Conformance to Development Standards RMX-2

PROJECT DATA TABLE

Development Standard	Required	Proposed
Lot Area (ac.):	30 ac.	120.17 ac Phase I 77.61 ac Phase II 270.16 ac Total CTC parcel

Unit Analysis

Unit Types	Master/Project Plan Range	# Units with 1,300 base density	Original Approvals Phase I/Phase II	Approvals as amended Phase I/II
SFD	10-20%	130-260	75/153=228	
TH	30-50%	390-650	295/202=497	
MF	25-45%	325-585	396/132=528	+3 Phase I (399) /+10 Phase II (142)
TOTAL			766/487=1253	769 Phase I + 497 Phase II = 1266 total

Min Green area outside of amenity area	(total for site)	
Min. W/in Commercial portion of site	15%	n/a
Min. w/in residential portion of the site	50%(38.81 ac)	Phase I 64.7% (77 ac) Phase II 52.4%(40.68 ac)
Building height: -	4 stories	4 stories
Min. Residential Density	30 du/ac	11.9du/ac (1,300 du/109.17 ac)
Min. Bldg Setbacks (ft.):		
From One Family Zone		
Commercial Bldgs.	100 ft.	n/a(Phase III)
Residential Bldgs.	100 ft.	n/a
From Any Street		
Commercial bldgs	n/a	n/a Phase III
Residential bldg	n/a	10 ft min*
Manor home setbacks to adj. Unit	n/a	10ft.

MPDU CALCULATIONS:

Phase	# Units approved	MPDUs required @ 12.5%	Provided (for future phases)
Phase I	769	97	55 (42)
Phase II	497	63	46 (17)
Total	1266	160	101 (59)

The approved units indicate a 59 MPDU shortage from the previously approved site plans. However not all the units previously approved will be built due to subsequent site plan amendments (both previously approved and currently under review by staff). The current or working unit plans with MPDU calculations are as follows:

Phase	# Units approved with amendments - past and (future)	MPDUs required @ 12.5%	Provided
Phase I	570	72	55(17)
Phase II	497	63	56(6)
Phase III	(126)	(16)	(38)
Total	1193	150	111 provided with current site plans (61 in future Phase I amendments and future Phase III)

There is a 13 MPDU shortage in the amended working unit calculations.

With the approval earlier approval of the Phase II Site Plan, the Planning Board approved a phasing plan for the MPDUs to be made up in the Phase I revisions and future Phase III site plans. This site plan conforms to that approval strategy. In order to keep a balance of market rate units and required MPDUs, the Applicant has removed the approved lots within Block EE and GG on the MPDU Phasing Plan of May 2, 2002 from consideration for building permits. When the final section of Phase III retail and the amended Phase I residential uses are reviewed by the Planning Board, the full measure of MPDUs will be supplied to the project.

Recreation tabulations follow. The Site Plans are in conformance to the Planning Board Guidelines.

RECREATION FACILITIES WORKSHEET

Clarksburg Town Center
Phases 1B1, 1B2, 1B3 & 2

DEMAND POINTS PER POPULATION CATEGORY

HOUSING TYPE		D1	D2	D3	D4	D4
S.F. III	200	28.0	38.0	46.0	254.0	26.0
Townhouses	418	71.1	92.0	75.2	539.2	37.6
Garden/Multi-Family	162	17.8	22.7	19.4	191.2	25.9
TOTAL DEMAND	780	116.9	152.7	140.6	984.4	89.5

SUPPLY POINTS PER FACILITY

FACILITY		D1	D2	D3	D4	D5	
Seating Areas	(31)		31.0	31.0	46.5	155.0	62.0
Mult-Age Play	(3)		27.0	33.0	9.0	21.0	3.0
Tot Lot	(2)		18.0	4.0	0.0	8.0	2.0
Open Play II	(2)		12.0	18.0	24.0	60.0	4.0
Swimming Pool	(1)		7.4	35.9	30.8	287.5	12.7
Wading Pool	(1)		20.1	8.8	0.0	57.5	4.2
Community Space	(1)		13.4	26.3	45.1	345.0	33.8
Indoor Fitness	(1)		0.0	17.5	15.0	230.0	12.7
Soccer Field	(1)		2.0	15.0	20.0	40.0	2.0
Baseball Field	(1)		2.0	15.0	20.0	40.0	2.0
Nature Trail			6.7	17.5	22.5	172.5	12.7
Nature Area			0.0	8.8	15.0	115.0	4.2
Bike System			6.7	17.5	22.5	172.5	8.4
Pedestrian			13.4	35.0	22.5	517.5	38.0
TOTALS			159.7	283.3	292.9	2,221.5	201.7

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

The proposed development is consistent with the approved Project Plan in land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

If amended in accordance with recommended conditions, the Site Plan meets all of the requirements of the RMX-2 zone as demonstrated in the project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. **Buildings**

The building locations conform to earlier site plan approvals with the Manor Homes in their cornerstone locations within their blocks. At three stories, the Manor Homes are consistent with the adjacent townhouse and single-family development in scale and placement.

- b. **Open Spaces**

The plan maintains the proposed opens space locations within the subdivision at large as proposed in earlier approvals for Phase I and II (Greenway Trail and local parks internal to the subdivision). The footprint has expanded for each building (as noted in the Old and New Manor Home Comparison chart) and but with no significant impact on the

The storm water management concept for the amendment does not adversely impact the water quality features of this drainage area. See DPS email of January 27, 2005, attached. The revision has a relatively similar impervious area as the original design of the associated water quality structure. No amendment to the Final Water Quality Plan has been required for this minor amendment.

- c. **Landscaping and Lighting**

The landscape plan for the proposed manor homes provides attractive streetscape shade trees, foundation plantings, screen planting for parking areas and screen/buffer to adjacent homes. The addition of screening and landscaped areas enhances the screening of the parking areas from adjacent streets.

The lighting plan includes wall-mounted lighting with cut -off features for the garage mounted lighting and residential styled lighting for the entry to each front door. The streetlights conform to the street lights previously approved with the original Phase I and II site plan.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The proposed recreation facilities, include many local play areas, stream valley trail system, pedestrian paths and sidewalks, sitting areas and park dedication and other improvements.

e. Vehicular and Pedestrian Circulation

Access points to the site are to be provided consistent with the grid based neotraditional street pattern that was approved with earlier site plans. On-street parking for Building #3 has been expanded with parallel parking on both sides of the internal drive adjacent to Clarksburg Road. The garage of Building #11 has been reoriented to minimize views of the parking areas from the adjacent greenway trail area.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

Each unit is compatible with the adjacent units: the three story structures are similar to the adjacent two and three story buildings,

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The Site Plan conforms to the earlier Forest Conservation Plans as previously approved.

APPENDIX

- A. DPS email of January 27, 2005
- B. Previously Approved Staff Reports and the Planning Board Opinions are located within the Staff file.